

**In The Matter Of:**  
*CITY OF CAMDEN*  
*PLANNING BOARD*

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*Transcript of Meeting*  
*December 10, 2020*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, December 10, 2020

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Transcript of proceedings in the above matter for the City of Camden Planning Board was conducted as a virtual meeting via a remote conferencing platform, ZOOM, commencing at 6:10 p.m.

B O A R D M E M B E R S P R E S E N T :

- JOSE DeJESUS, CHAIRMAN
- FREDERICK H. MARTIN, Jr., VICE-CHAIRMAN
- COUNCILWOMAN FELISHA REYES-MORTON
- DIRECTOR KEITH WALKER
- ERIN CREAN
- STEVEN LEE

- - - -

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- ERIC BERNSTEIN, ESQUIRE, CONFLICTS ATTORNEY
- DENA MOORE JOHNSON, P.E., C.M.E.
- REMINGTON & VERNICK ENGINEERS
- DR. EDWARD C. WILLIAMS, P.P., A.I.C.P., C.S.I.;
- SECRETARY HISTORIC PRESERVATION COMMISSION &
- DIRECTOR OF PLANNING
- LUIS PASTORIZA, MUNICIPAL CLERK AND ZOOM ADMINISTRATOR

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1                   CHAIRMAN DeJESUS: Good evening. This is  
2 Jose DeJesus, Chairman of the City of Camden Planning  
3 Board. This is the meeting for December the 10th,  
4 2020. Because of health issues, we are using Zoom as  
5 a form of conducting the meeting. Angela, could you  
6 read the opening statement, please.

7                   MS. MILLER: Sure.

8                   Adequate notice of this meeting has been  
9 provided in accordance with the Open Public Meeting  
10 Act. The Camden City Planning Board adopted a  
11 Resolution approving the schedule of regular meetings  
12 to be held during the year of 2020 by, one, posting a  
13 copy thereof on the bulletin boards reserved for such  
14 purpose in the Office of City Clerk, City Hall, first  
15 floor, Camden, New Jersey; two, transmitting a copy  
16 thereof to the Courier Post and to the Philadelphia  
17 Inquirer. These newspapers have been designated by  
18 this Board to receive same, and filing a copy thereof  
19 with the City Clerk, City of Camden, New Jersey. The  
20 subject meeting was publicized on December 3rd, 2020.

21                   CHAIRMAN DeJESUS: Roll call.

22                   MS. MILLER: Mayor Moran. Fred Martin.

23                   VICE-CHAIRMAN MARTIN: Present.

24                   MS. MILLER: Jose DeJesus.

25                   CHAIRMAN DeJESUS: Present.

1 MS. MILLER: Ulysses Baker. Councilwoman  
2 Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Here.

4 MS. MILLER: Director Walker.

5 MR. PASTORIZA: Mr. Walker somehow got  
6 disconnected.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Present.

9 MS. MILLER: Steven Lee.

10 MR. LEE: Present.

11 CHAIRMAN DeJESUS: Approval of the  
12 Special and Regular Planning Board Meetings held  
13 November 12th, 2020. I need a motion.

14 VICE-CHAIRMAN MARTIN: So moved.

15 MS. CREAN: Second.

16 CHAIRMAN DeJESUS: Roll call.

17 MS. MILLER: Fred Martin.

18 VICE-CHAIRMAN MARTIN: Yes.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DEJESUS: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Director Walker. Erin Crean.

24 MS. CREAN: Yes.

25 MS. MILLER: Steven Lee.

1 MR. LEE: Yes.

2 MS. MILLER: Motion carried to approve.

3 CHAIRMAN DeJESUS: Before I proceed,  
4 I want to wish everyone a happy holiday and a happy  
5 New Year in case we continue to work and it gets  
6 late. Therefore, I wanted to say that to everyone.  
7 Thank you for helping us out during this tough time  
8 and hope that next year it will be better.

9 With that, swearing in of all  
10 professionals and planning staff.

11 MR. BURNS: Thank you, Mr. Chairman. For  
12 our professionals. Please raise your right hands.

13 - - -

14 DENA MOORE JOHNSON, P.E., C.M.E.;  
15 DR. EDWARD C. WILLIAMS, P.P. A.I.C.P, C.S.I., having  
16 been duly sworn/affirmed, testified as follows:

17 - - -

18 CHAIRMAN DeJESUS: Is there a Planning  
19 Director's Report?

20 DR. WILLIAMS: Mr. Chairman and the  
21 Planning Board, it will be very short.

22 MS. MILLER: Excuse me. Real quick.  
23 Director Walker keeps getting kicked off. He said  
24 the host is not -- he's unable to join. The host  
25 kicked him off and he's trying to get back on.

1 MR. PASTORIZA: Looks like he got kicked  
2 out. Unless he goes into another device.

3 MS. MILLER: He has to go through another  
4 device?

5 MR. PASTORIZA: Yes.

6 MS. MILLER: I'll let him know. Thank  
7 you.

8 DR. WILLIAMS: Mr. Chair.

9 CHAIRMAN DeJESUS: Yes, I hear you.

10 DR. WILLIAMS: Yes. And to the Members  
11 of the Planning Board, again, my report will be very  
12 short. We put out an RFP as we normally do every  
13 year for our Board professionals, for our Board  
14 Engineers, Conflict Engineer, Planning Board Attorney  
15 and Conflict Attorney.

16 We have received proposals back of the  
17 same. And we will be reporting to the Planning Board  
18 at the January meeting. The winning proposals will  
19 be contacted next week, and for your review and  
20 approval for next month's meeting.

21 CHAIRMAN DeJESUS: Thank you. Old  
22 Business: Preliminary & Final Site Plan of Hemang  
23 Patel, 1848 White Horse Pike.

24 MR. BURNS: Mr. Chairman. I'm sorry,  
25 sir. Can you -- we're going to change the agenda a



1 little bit because I have a conflict. So, if we can  
2 dispense with the Certificates of Appropriateness  
3 first. Ed could probably address those quickly and  
4 then move right to the Cooper Health application as  
5 we have conflicts counsel available for that.

6 CHAIRMAN DeJESUS: All right. We will go  
7 to Certificate of Appropriateness for William  
8 Hargrove, 698 Cooper Street. The applicant is  
9 proposing the construction/installation of a 6-foot  
10 fence.

11 DR. WILLIAMS: Mr. Chair, if we could  
12 have the Board consider approving Items A and B under  
13 New Business.

14 CHAIRMAN DeJESUS: Okay. I'm going to  
15 state to the fact that have been okay on your part?

16 DR. WILLIAMS: Yes, and they're approved  
17 by the HPC and we have our vice-chair who is a member  
18 of the HPC that can confirm the same.

19 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
20 attended the Historic Preservation Committee meetings  
21 involving these two items. In the case of Mr.  
22 Hargrove, he's going to make the fence, the estate  
23 style compliant with the standard in the district.  
24 And the other project, New Jersey Association of  
25 Corrections, 311 Market Street, they agreed to do the

1 recommendations of the Historic Review Committee as  
2 well. I don't know if there's anyone present here  
3 for those organizations. But when the time comes,  
4 I'll be willing to make the motion to approve.

5 MR. COHEN: I'm here representing the  
6 Camden County Department of Corrections. My name is  
7 Steven Cohen. I'm the architect.

8 CHAIRMAN DeJESUS: Can we have him sworn  
9 in before he speaks, please?

10 MR. BURNS: Yes. Mr. Cohen, if you could  
11 raise your right hand.

12 - - -

13 STEVEN COHEN, having first been duly  
14 sworn, was examined and testified as follows:

15 - - -

16 MR. BURNS: Did you receive the HPC  
17 review letter and did you appear before the HPC for  
18 review of your application?

19 MR. COHEN: Yes, I appeared before the  
20 HPC.

21 MR. BURNS: And are you going to agree to  
22 comply with all the conditions and terms set forth  
23 at the HPC --

24 MR. COHEN: I have not seen --  
25 unfortunately, I haven't seen the letter. I know

1 there were two issues. One with the front steps.  
2 And I think the other was the front door and I wanted  
3 to discuss that because it wasn't resolved.

4 DR. WILLIAMS: Once, again, Mr. Cohen,  
5 we're not going to hold this meeting up. You can  
6 work with the Planning Office regarding the same. I  
7 can scan you over a copy of the C of A.

8 MR. COHEN: Fine.

9 DR. WILLIAMS: The HPC was very clear  
10 about what they want to see and I've work with you  
11 towards that end.

12 MR. COHEN: Okay. I'll work with the  
13 Planning Office. That's fine.

14 MR. BURNS: Very good, sir.

15 CHAIRMAN DeJESUS: With that said, can we  
16 have a motion for these two specific items so we can  
17 move on to the other?

18 VICE-CHAIRMAN MARTIN: Mr. Chairman, if  
19 there's no other comment, I would move to grant the  
20 Certificates of Appropriateness to Item A, William  
21 Hargrove, 698 Cooper Street. And the New Jersey  
22 Association of Corrections, 311 Market Street,  
23 subject to him working with the Planning Office to  
24 achieve compliance.

25 MR. CHAIRMAN: Hello, Mr. Walker. Can

1 you hear me?

2 DIRECTOR WALKER: Yes, sir, loud and  
3 clear.

4 CHAIRMAN DeJESUS: Roll call, please.

5 MS. MILLER: I have him in as present.  
6 Thank you. Can we get a second on the Certificates  
7 of Appropriateness?

8 MS. CREAN: Second.

9 MS. MILLER: Fred Martin.

10 VICE-CHAIRMAN MARTIN: Yes.

11 MS. MILLER: Jose DeJesus.

12 CHAIRMAN DEJESUS: Yes.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: I didn't hear  
17 everything that was going on. So, can I abstain for  
18 this one?

19 MS. MILLER: Yes, thank you. Erin Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Steven Lee.

22 MR. LEE: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 MR. COHEN: Thank you very much.

1 MS. MILLER: And that was for Items A  
2 & B, Director Walker, for Certificates of  
3 Appropriateness.

4 MR. BURNS: Mr. Chairman, if I may. We  
5 had another application that had advertised which was  
6 Virtua for their parking lot signs. They properly  
7 provided notice but they asked to be carried. So I  
8 just wanted to make an announcement. If anybody is  
9 on the Zoom call for the Virtua OLOL parking lot  
10 signs, Our Lady of Lourdes parking signs, that will  
11 be carried to the January meeting. No new notice  
12 will be provided.

13 CHAIRMAN DeJESUS: And that would be what  
14 letter?

15 MR. BURNS: That's not on the agenda, Mr.  
16 Chairman. They noticed for tonight's meeting and we  
17 advised them that we would make the announcement.

18 CHAIRMAN DeJESUS: Thank you. Can we  
19 move then to the next one which is the Camden  
20 Cleaning Center --

21 MR. BURNS: That's Cooper.

22 CHAIRMAN DeJESUS: -- 1001 Broadway?

23 MR. BURNS: We're going to Cooper, Mr.  
24 Chairman. That would be the Sign/Bulk Variance.

25 CHAIRMAN DeJESUS: Sign and Bulk

1 Variance, The Cooper Hospital System, 205-209 South  
2 6th Street, Block 1400, Lots 55, 56; Block 1402,  
3 Lot 1. The applicant is proposing the installation  
4 of a new facade sign approximately 82.5 square feet  
5 at the Cooper Hospital Conference Center. Who is  
6 here for that, please?

7 MR. FLOYD: Good evening, Mr. Chairman,  
8 my name is Michael Floyd. I'm an attorney with  
9 Archer & Greiner appearing on behalf of the  
10 applicant, the Cooper Health System, which has  
11 submitted an application for bulk variance or sign  
12 variance approval for property located at 205-209  
13 South 6th Street.

14 With me this evening on behalf of Cooper  
15 is Faith Orsini. She'll be a fact witness this  
16 evening describing the use of the Conference Center  
17 and the need for the proposed signage. We also have  
18 Jen Gorini, a licensed professional planner in the  
19 State of New Jersey with the firm of PS&S. And Jen  
20 will be providing the planning testimony this evening  
21 in support of the requested sign variance.

22 And as you just heard, we are requesting  
23 sign variance approval to allow a facade sign to be  
24 approximately 82.5 square feet in size when 40 square  
25 feet is allowed in the Cooper Plaza Redevelopment

1 Plan limits; as well as to allow 17 signs overall on  
2 the property which exceeds the maximum number  
3 allowed. With that said, Mr. Chairman --

4 CHAIRMAN DeJESUS: Do you have samples of  
5 those signs --

6 MR. FLOYD: Yes. We have three  
7 exhibits.

8 CHAIRMAN DeJESUS: -- and where they're  
9 going?

10 MR. FLOYD: Yes. We have three exhibits  
11 that we'll be sharing this evening. Ms. Gorini will  
12 be putting them up on the screen. Exhibit A-1 is a  
13 rendering of the proposed signage on the Conference  
14 Center. Exhibit A-2 is the sign detail sheet that we  
15 submitted with our application. And Exhibit A-3 are  
16 three photographs of the property in question and  
17 where the signage will be located.

18 CHAIRMAN DeJESUS: You want to swear your  
19 testimony people, please?

20 MR. BERNSTEIN: Are your two people on,  
21 Mr. Floyd?

22 MR. FLOYD: Yes. Faith Orsini is on and  
23 Jen Gorini from PS&S are both on.

24 MR. BERNSTEIN: Please raise your right  
25 hands, please.

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JENNIFER GORINI, P.P., A.I.C.P.; FAITH  
ORSINI, having first been duly sworn/affirmed, was  
examined and testified as follows:

- - -

MR. BERNSTEIN: State your name and spell  
your last name and by whom you are employed.

MS. ORSINI: Faith Orsini, O-R-S-I-N-I.  
I'm employed by Cooper Hospital. I'm Vice-President  
of Facilities.

MS. GORINI: My name is Jennifer Gorini,  
G-O-R-I-N-I. I am employed by PS&S.

MR. FLOYD: Eric, one other housekeeping  
matter. As I mentioned earlier, Jen is a licensed  
professional planner in the State of New Jersey. She  
has testified before this Board before, but I would  
ask her for the record just to put her education,  
credentials and experience on the record.

MR. BERNSTEIN: That's fine. Could have  
done it now or could have done it when she testified  
but it's your call. Okay. Ms. Gorini, could you  
indicate to the Board your experience and your  
licensures?

MS. GORINI: I have been employed as a  
planner for ten years, six of which have been with



1 PS&S. I have a Master of City and Regional Planning  
2 from the Bloustein School at Rutgers University. I  
3 have been a member of the American Institute of  
4 Certified Planners since 2013 and a Professional  
5 Planner in the State of New Jersey since 2015. And I  
6 have previously testified in several municipalities,  
7 as Mike mentioned, including the City of Camden.

8 MR. BERNSTEIN: Mr. Chairman, decision  
9 whether the Board wants to accept Ms. Gorini's  
10 credentials?

11 CHAIRMAN DeJESUS: Yes, we will accept.  
12 Continue, please.

13 MR. BERNSTEIN: Thank you. Mr. Floyd.

14 MR. FLOYD: Thank you. What I'd like to  
15 do first is, have Faith Orsini speak to the current  
16 use of the Conference Center and the need for this  
17 signage. I don't anticipate that her testimony will  
18 be terribly lengthy and then we'll be turning it over  
19 to Jen Gorini to put the planning testimony on in  
20 support of the requested variances.

21 But, Faith, I guess just starting with  
22 you, can you just describe, number one, the  
23 Conference Center, its importance to Cooper Hospital  
24 and how it's currently utilized?

25 MS. ORSINI: Sure. So, the Conference

1 Center is attached to the main hospital. It is  
2 directly located off the main lobby of the hospital.  
3 It is primarily utilized by employees of the Health  
4 System. So, some of those are employees that work  
5 here in Camden. Some could also be employees that  
6 work at different out-patient sites throughout South  
7 Jersey and Southern Pennsylvania. And it's primarily  
8 used during business hours, so I would say at 8 to 5.  
9 We occasionally will hold meetings off hours, say, at  
10 nighttime or on the weekend but that is really the  
11 exception, not the rule.

12 MR. FLOYD: Thank you, Faith. And can  
13 you explain why the proposed signage is critically  
14 important for Cooper?

15 MS. ORSINI: Absolutely. So, as anyone  
16 can pretty much understand, signage at a hospital is  
17 critical to make sure that folks who are accessing  
18 the hospital for clinical reasons, are going to the  
19 right location. So, certainly, signage around the  
20 emergency department is very important to make sure  
21 that we have folks getting to where they need to.  
22 Same thing at the front door. So, it's very  
23 important that we distinguish the Conference Center  
24 as a business-type of an occupancy on our hospital  
25 campus so that we don't have any visitors trying to

1 arrive at that location seeking clinical care.

2 MR. FLOYD: And, Faith, just for the sake  
3 of clarity, while Cooper has a large presence in the  
4 City of Camden and many employees live in the City of  
5 Camden, Cooper does have employees utilizing the  
6 Conference Center that come from some of the regional  
7 facilities outside of South Jersey?

8 MS. ORSINI: That is correct.  
9 Absolutely. And it could also be accessed by board  
10 members who come to Camden for meetings but may not  
11 necessarily be in Camden on a daily basis.

12 MR. FLOYD: And, Faith, one last  
13 question. In your capacity as the director of  
14 facilities and your experience at Cooper and your  
15 knowledge of all the other signage, based on the  
16 proposed location of the sign and the size of the  
17 signage, you think it's appropriate from a safety  
18 prospective and to let all visitors to the hospital  
19 know where the Conference Center is?

20 MS. ORSINI: Absolutely. I think it's  
21 really esthetically in keeping with what we've done  
22 on the rest of the campus. I think the size of it,  
23 in my opinion, is absolutely appropriate due to the  
24 Conference Center sitting back off of MLK. So that  
25 distance makes it just a little bit harder to see.

1 So, that's really why we're looking for this variance  
2 for the sign.

3 MR. FLOYD: Thank you, Faith. I would  
4 ask Jen Gorini if she could share her screen and  
5 bring up Exhibit A-1 which is the rendering of the  
6 proposed signage.

7 MS. GORINI: I got a notice that said,  
8 host is stable; participant screen sharing. So, I  
9 will try this again. I am still unable to share it.

10 MR. BERNSTEIN: Mr. Pastoriza, could you  
11 allow this screen to be shared by Ms. Gorini,  
12 please?

13 MR. PASTORIZA: Give me a second, please.  
14 You should be able to now.

15 MR. FLOYD: Jen and Board Members, my  
16 apology. I should have asked for this to come up  
17 when Faith started her testimony. But you can  
18 clearly see there the Conference Center which Faith  
19 described, how it's used and the proposed signage in  
20 the upper right-hand corner.

21 Mr. Chairman and Members of the Board,  
22 are there any questions for Faith before we move on  
23 to Ms. Gorini with her planning testimony?

24 CHAIRMAN DeJESUS: I just want to know on  
25 my part, is there any member that has any questions?

1 MR. FLOYD: Thank you, Faith.

2 What I'd like to do now is turn it over  
3 to Jen. And, Jen, based upon Faith's testimony  
4 concerning the need for this signage on the  
5 Conference Center as well as the exhibits you'll be  
6 presenting, Exhibits A-1, A-2, and A-3, can you walk  
7 through the requested variance relief and why it  
8 should be granted by the Board?

9 MS. GORINI: So, to prepare for today's  
10 planning testimony, I conducted a site visit and  
11 reviewed the City's Ordinances, the Master Plan and  
12 the Redevelopment Plans, the Project Plans and  
13 discussed the project with the applicant.

14 This project is in the Medical and  
15 Support Zone and the Cooper Plaza Redevelopment  
16 Area. Within the Cooper University Hospital Campus,  
17 the Cooper Plaza Redevelopment Plan will take  
18 precedence over the Land Development Ordinance of the  
19 City of Camden.

20 The applicant is seeking a bulk variance  
21 for approval of a sign that is larger than what is  
22 allowed by the Redevelopment Plan. I would like to  
23 bring up our next exhibit, Exhibit A-2, which is a  
24 Sign Detail Sheet that shows the dimensions of the  
25 sign. So, here you can see that the -- the proposed

1 sign is approximately 82 and a half square feet in  
2 size while D-8 of the Redevelopment Plan limits  
3 facade signage to a maximum of 40 square feet.

4 D-9 of the Redevelopment Plan limits sign  
5 height to five (5) feet and this proposed sign is a  
6 little bit more than five and a half (5 1/2) feet  
7 tall. It is also nearly 15 feet across. The sign  
8 will be about 13 feet off of the ground and 18 feet  
9 to the upper limits. It will not exceed the roof  
10 line of the building. This will be the 17th sign on  
11 the hospital property.

12 And to the extent necessary, the  
13 applicant also seeks a bulk variance to allow the  
14 applicant to exceed any ordinance or Redevelopment  
15 Plan limitations regarding the number of signs on the  
16 property or the maximum total area of signs on the  
17 property. This Board may grant a variance from the  
18 signage regulations where the benefits of the  
19 deviations would substantially outweigh any  
20 detriment. This proposed sign does have a number of  
21 benefits. It is intended as a way-finding sign to  
22 help people find the Conference Center.

23 The Conference Center as Faith stated, is  
24 used during normal hours by Cooper University  
25 Healthcare staff and other professionals. The staff

1 may work throughout Southern New Jersey and the  
2 Delaware Valley-Pennsylvania Region and may not be  
3 familiar with the Camden campus.

4 I'm going to show you Exhibit A-3 which  
5 is site photographs to show the Conference Center in  
6 its existing condition. This is the --

7 MR. BERNSTEIN: Ms. Gorini, when were  
8 these pictures taken?

9 MS. GORINI: These were taken last Friday  
10 which would have been December 4th, Friday, December  
11 4th.

12 MR. BERNSTEIN: Thank you.

13 MS. GORINI: So, this is a view of the  
14 Conference Center from the hospital's main entrance  
15 as if somebody were walking on foot from the east.  
16 And this is a drop-off circle right in front of the  
17 Conference Center.

18 CHAIRMAN DeJESUS: Which is facing --

19 MS. GORINI: It's facing so this is  
20 South 6th Street right here. And up along this side  
21 would be Dr. Martin Luther King Boulevard. This is  
22 the Ronald McDonald House and the parking garage.

23 CHAIRMAN DeJESUS: Very good.

24 MS. GORINI: This next view as it's from  
25 South 6th Street right near its intersection with

1 Dr. Martin Luther King Boulevard. And this is as if  
2 somebody were walking from the Walter Rand  
3 Transportation Center.

4 And finally the last photograph shows  
5 where the sign will be as compared to the actual  
6 entrance to the Conference Center. In general, it's  
7 pretty unidentifiable at this time from the exterior  
8 as a Conference Center. I can put back up the  
9 rendering if you'd like or leave the site photographs  
10 for the rest.

11 CHAIRMAN DeJESUS: Does anybody on the  
12 Planning Board have any questions in relationship to  
13 what you're seeing?

14 MR. FLOYD: Jen, could you just  
15 summarize --

16 CHAIRMAN DeJESUS: Can we go to our  
17 engineer's report?

18 MS. MOORE: Mr. Chairman, I don't have a  
19 report for this project. Our office did not review  
20 it.

21 CHAIRMAN DeJESUS: Thank you.

22 DR. WILLIAMS: Mr. Chairman, we did a  
23 fact sheet for the Board Members which you have in  
24 your packets. I did have an opportunity to review  
25 the same and I believe that the testimony provided by



1 the expert planner as well as counsel, is very  
2 appropriate for the location and for the facade of  
3 the building.

4 CHAIRMAN DeJESUS: Yes. It's more or  
5 less the same as it's already been done in the past  
6 with the other sign that are on the hospital as is.

7 MR. FLOYD: That's correct.

8 DR. WILLIAMS: That's correct, sir.

9 CHAIRMAN DeJESUS: Yeah, I know. I live  
10 around the block. Therefore, yes. I don't see an  
11 issue with it because it's the same as all the other  
12 signs reflecting the identity of the hospital.

13 VICE-CHAIRMAN MARTIN: Mr. Chairman, may  
14 I ask the applicant a question?

15 MR. CHAIRMAN: Sure, of course.

16 VICE-CHAIRMAN MARTIN: Is this variance  
17 for only this sign or by granting this variance, you  
18 intend to use -- put up future signs in excess of the  
19 current ordinance?

20 MR. FLOYD: No. This variance is only  
21 for the sign that's currently depicted on Exhibit A-1  
22 with respect to the size, the height and the location  
23 of the sign. We're not proposing any other signs  
24 with this application. And any future signs that  
25 they don't comply with the ordinance requirements,

1 we would be required to come back before the Board.

2 VICE-CHAIRMAN MARTIN: Now, based on the  
3 variances that you're asking for, be able to put up  
4 additional compliance signs on the property? Because  
5 there's an issue of number of signs.

6 MR. FLOYD: Correct. So, we with PS&S,  
7 had completed an overall signage study looking at the  
8 entire Cooper University Healthcare Campus. And that  
9 signage study was submitted with our application and  
10 it's on file with the zoning office.

11 We are asking for relief to allow 17  
12 signs when there are currently 16 signs on the  
13 property that exceeds maximum number of signs allowed  
14 on a single property. But that's due to the nature  
15 of the hospital, the multiple buildings and the  
16 multiple lots that are involved. But I don't believe  
17 with the requested relief this evening, that we'd be  
18 able to put any additional signs on the property  
19 without coming back before the Board.

20 DR. WILLIAMS: That's correct.

21 MR. BERNSTEIN: Mr. Floyd, your clients  
22 sought and received from this Board, sign variances  
23 for Sign 14, 15 and 16 previously?

24 MR. FLOYD: Bear with me. Are you  
25 referring to the sign study, the overall sign study?

1 MR. BERNSTEIN: Yes.

2 MR. FLOYD: Because all the current signs  
3 around -- on Cooper University Property were approved  
4 in connection with prior site plan applications or  
5 sign applications. There are also other off-property  
6 signage, way-finding signage that were approved by  
7 the Zoning Board. I think it was two or three years  
8 ago. So, I think everything that is in the overall  
9 signage study prepared by PS&S was previously  
10 approved by the Planning Board going many, many years  
11 with all the various site plan approvals granted by  
12 the Boards.

13 MR. BERNSTEIN: So, in accordance with  
14 Mr. Martin and Dr. Williams, Cooper is aware that if  
15 they want to put up another sign, another sign  
16 anywhere on the campus, they're going to have to come  
17 back and get approval even if the sign is conforming?

18 DR. WILLIAMS: That's correct.

19 MR. FLOYD: Correct.

20 MR. BERNSTEIN: Thank you, Mr. Chairman.

21 CHAIRMAN DeJESUS: All right. Is there  
22 any outside people from the local area who are on  
23 Zoom, have any questions that relate to this?

24 MR. DEMENNA: I have a question.

25 MR. BERNSTEIN: I'll swear you in.

1 Please raise your right hand.

2 - - -

3 QUINN DEMENNA, having first been duly  
4 sworn, was examined and testified as follows:

5 - - -

6 MR. BERNSTEIN: Can you indicate for the  
7 purpose of the record, your first and last name and  
8 spell your last name and where you are located?

9 MR. DEMENNA: Yes. My first name is  
10 Quinn, Q-U-I-N-N, DeMenna, D-E-M-E-N-N-A. I am at  
11 576 Benson Street.

12 MR. BERNSTEIN: And your question or  
13 comment is?

14 MR. DEMENNA: My first question is, is  
15 the sign internally lit and has there been any  
16 calculations of the light spill if there is an  
17 internal lit to the Ronald McDonald House across the  
18 street?

19 CHAIRMAN DeJESUS: Floyd, do you have an  
20 answer for that?

21 MR. FLOYD: Faith, are you still  
22 available?

23 MS. ORSINI: I don't know if Jen has any  
24 detail there.

25 MS. GORINI: Detail should be back up.

1 MS. ORSINI: Right. It is not a lit  
2 sign.

3 CHAIRMAN DeJESUS: Mr. DeMenna, it is not  
4 a lit sign. It's a more market sign that is one  
5 color and it's not lit.

6 MR. FLOYD: At the bottom of this Sign  
7 Detail Sheet, its individual face channel letters and  
8 logo illuminated with red LEDs, but there's no, I'll  
9 call, external lighting or downlighting proposed.

10 MS. ORSINI: That's correct. I  
11 misspoke.

12 CHAIRMAN DeJESUS: Mr. DeMenna, does that  
13 answer your question?

14 MR. DEMENNA: Yes, that does answer that  
15 question. Thank you.

16 MR. BERNSTEIN: Do you have another  
17 question?

18 CHAIRMAN DeJESUS: Mr. DeMenna, do you  
19 have another question?

20 MR. DEMENNA: My other question is, in  
21 terms of the other 17 signs, I'm not clear on --

22 CHAIRMAN DeJESUS: This is No. 17.

23 MR. DEMENNA: This is No. 17. So my  
24 question is, on the other signs, what is included in  
25 those signs? And from my experience in the

1 neighborhood, and I appreciate the effort that Cooper  
2 Hospital has done in maintaining the stabilization of  
3 the neighborhood and the efforts it's placed in the  
4 last 15, 20 years and, in fact, I'm supposedly -- you  
5 would consider me the fruit of that labor.

6           But what is the extent of those signs?  
7 Because there are many signs that appear that I  
8 haven't been invited to Planning Board meetings for  
9 variances. Some of them are actually, in fact,  
10 precipitated by conditions where the loading-dock  
11 truck drivers would beep their horns so a sign would  
12 appear to help resolve some of those conditions. So,  
13 my question is, does those 16 previous signs include  
14 those signs that are also appearing around the site?

15           MR. FLOYD: So, for this study of record,  
16 for this one section of the hospital, those other 16  
17 signs include a good deal of directional signage  
18 where you'll see the Cooper logo and then you'll see  
19 an arrow directing people to the emergency trauma  
20 center, to a garage, to 3 Cooper Plaza, again, with  
21 the standard Cooper logo and color.

22           There's obviously an emergency sign on  
23 the emergency room. There's the emergency walk-in  
24 signage. You've got the 'H' logo on the corner of  
25 the building designating the hospital. So, all

1 around the campus you have what I would call  
2 traditional way-finding signage for a hospital  
3 directing patients and visitors to the trauma center  
4 where ambulances should go; arrows pointing to the  
5 various garages, etc.

6 MR. DEMENNA: So, that would mean that it  
7 wouldn't include minor signs like deliveries? There  
8 are other signs that are maybe even temporary signs  
9 such as testing that are being placed around the  
10 property.

11 MR. FLOYD: I'm not sure which specific  
12 signs you're referring to. But I can tell you what's  
13 not included: ADA handicapped accessible signage;  
14 typical way-finding signage. The signage that was  
15 included was what I would call your Cooper University  
16 Healthcare signage for the hospital for 3 Cooper  
17 Plaza, for the emergency room, now for the Conference  
18 Center and the multiple signage on posts directing  
19 patients and visitors throughout the campus.

20 CHAIRMAN DeJESUS: Does that answer your  
21 question, Mr. DeMenna?

22 MR. DEMENNA: Yes. Thank you.

23 CHAIRMAN DeJESUS: You're right. The  
24 smaller signs are not included in the 16 that we're  
25 talking about. They're basically signs that are just

1 in need of directing traffic to make sure that  
2 drivers, as you stated, know where to go and make  
3 sure they don't create other issues with traffic. The  
4 COVID-19 signs are only there because of the  
5 emergency, directing traffic to make sure people know  
6 where they have to get tested. I live up the street  
7 from you. Is there any other question, Mr. DeMenna?

8 MR. DEMENNA: Thank you very much. I'm  
9 good.

10 CHAIRMAN DeJESUS: Hearing no more  
11 questions from the public, anymore questions from the  
12 Board before I call for a vote? Hearing none, a  
13 motion is requested in this case.

14 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
15 make the motion to grant the sign variance for  
16 Cooper Hospital for the University Health Center  
17 Conference Center, the 17th sign of the Cooper  
18 Signage Project.

19 CHAIRMAN DeJESUS: We need a second.

20 MS. CREAN: Second.

21 CHAIRMAN DEJESUS: Roll call.

22 MS. MILLER: Fred Martin.

23 VICE-CHAIRMAN MARTIN: Yes.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DEJESUS: Yes.



1 MS. MILLER: Councilwoman Reyes-Morton.

2 COUNCILWOMAN REYES-MORTON: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Erin Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Steven Lee. Mr. Lee. Is he  
8 not there?

9 MR. BERNSTEIN: He's there. He's on  
10 mute.

11 MS. MILLER: Mr. Lee, can you unmute  
12 yourself? Can you raise your hand yes or no? Yes?  
13 Okay. Thank you.

14 MR. BERNSTEIN: Mr. Chairman, that  
15 concludes my business for this evening. I'd like to  
16 thank the Board and wish everybody a happy holiday  
17 and hopefully, we'll be back next year.

18 CHAIRMAN DeJESUS: God willing, yes, and  
19 I hope and pray that you have a safe and happy  
20 holiday as well. God willing, we'll see you next  
21 year.

22 MR. FLOYD: Thank you everyone this  
23 evening.

24 CHAIRMAN DeJESUS: Street Vacation,  
25 Miller Fabricators, Inc./Aaron Miller, 1135 Mt.

1 Ephraim Avenue, Block 399, Lots, 46, 54, 58-60, 65,  
2 69-70, 108, 112 and 11. The applicant is proposing a  
3 lot consolidation. Are you Aaron Miller?

4 MS. MILLER: Yes.

5 CHAIRMAN DeJESUS: We need you to be  
6 sworn in by counsel.

7 MR. BURNS: Mr. Miller, please raise your  
8 right hand.

9 - - -

10 AARON MILLER, having first been duly  
11 sworn, was examined and testified as follows:

12 - - -

13 MR. BURNS: Please state your full name  
14 and address for the record.

15 MR. MILLER: Aaron Miller, 1135 Mt.  
16 Ephraim Avenue, Camden, New Jersey 08103

17 MR. BURNS: And you are with Miller  
18 Fabricators, Inc.; is that correct, sir?

19 MR. MILLER: Yes, sir.

20 MR. BURNS: And this application is for a  
21 street/alley vacation, correct?

22 MR. MILLER: Yes.

23 MR. BURNS: I don't know, Doctor  
24 Williams, but do you want to give a little background  
25 on this and why the applicant's here and what's being

1 proposed?

2 DR. WILLIAMS: Yes. To the Board  
3 Chairman and members of the Board. This is in  
4 concert with a prior approval from the Planning Board  
5 for Miller Fabricators of which they have expanded  
6 their cabinet manufacturing facility. Is that  
7 correct, Mr. Miller?

8 MR. MILLER: Yes.

9 DR. WILLIAMS: And this Street Vacation  
10 aka Lot Consolidation brings together all the lots  
11 that are consistent with your prior approval?

12 MR. MILLER: Yes.

13 DR. WILLIAMS: Is that correct, Mr.  
14 Miller?

15 MR. MILLER: Yes, sir.

16 MR. BURNS: And your office did a review  
17 of this, Dr. Williams; is that correct?

18 DR. WILLIAMS: That's correct.

19 MR. BURNS: And your finding is that the  
20 Street Vacation is certainly recommended and would be  
21 consistent with the Gateway Redevelopment Plan; is  
22 that correct?

23 DR. WILLIAMS: As a matter of fact,  
24 I would consider it mandatory based on the prior  
25 approval from the Planning Board.

1 MR. BURNS: Very good. Thank you, Dr.  
2 Williams.

3 CHAIRMAN DeJESUS: Dena, do you have  
4 anything on this?

5 MS. MOORE: I don't.

6 CHAIRMAN DeJESUS: Any questions from the  
7 Board that relates to the consolidation of this lot  
8 and the Street Vacation? Hearing none, how about the  
9 public? Anyone listening to this Zoom meeting, have  
10 anything against this meeting, this issue or having  
11 something to say? Hearing none, I need a motion,  
12 please?

13 VICE-CHAIRMAN MARTIN: So moved, Mr.  
14 Chairman, for granting the Street/Alley Vacation and  
15 lot consolidation for Miller Fabricators, Inc. at  
16 1135 Mt. Ephraim Avenue.

17 CHAIRMAN DeJESUS: We need a second.

18 MS. CREAN: Second.

19 CHAIRMAN DeJESUS: Thank you, Erin.

20 Roll call.

21 MS. MILLER: Fred Martin.

22 VICE-CHAIRMAN MARTIN: Yes.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: I see him waving his hand.

9 Thank you. Motion carried to approve. Thank you.

10 MR. BURNS: Mr. Chairman --

11 CHAIRMAN DeJESUS: Can we go back to  
12 Camden Cleaning or no?

13 MR. BURNS: We can go back to Hemang  
14 Patel, No. 1 -- A on your list.

15 CHAIRMAN DeJESUS: Let's start with that  
16 one then. Hemang Patel, 1848 White Horse Pike, Block  
17 1279.02, Lot 14. The applicant is proposing to  
18 construct a carport and the installation of solar  
19 panels. Is he here? Anybody here for that?

20 MR. RICHARDS: Good evening Members of  
21 the Planning Board. My name is Matthew Richards.  
22 I'm here on behalf of the applicant. And I'm joined  
23 by the engineer on the project, as well as the  
24 project manager for the solar panel installation.  
25 They are on the Zoom call.

1                   MR. BURNS:  Mr. Richards, I can swear in  
2 your witnesses.

3                   MR. RICHARDS:  Thank you.

4                   MR. BURNS:  Can you identify your  
5 witnesses, sir?

6                   MR. RICHARDS:  Yes.  The first is Javad  
7 Vahora.  He is on the screen.  You can kind of see  
8 him in the corner.  Mr. Vahora, if you would tilt  
9 your screen down a little bit so you can be seen.  
10 He's with TJ Technology, the project manager for the  
11 site.

12                   MR. BURNS:  And who is your other  
13 witness, sir?

14                   MR. RICHARDS:  That is Mr. Edward Angster  
15 who will speak to his credentials momentarily, who is  
16 the site engineer.

17                   MR. BURNS:  Gentlemen, I'm going to ask  
18 you to raise your right hands.

19   - - -

20                   JAVAD VAHORA, EDWARD ANGSTER, P.E., R.A.,  
21 P.L.S., P.P., having first been duly sworn/affirmed,  
22 was examined and testified as follows:

23   - - -

24                   MR. BURNS:  Javad, if you could please  
25 spell your last name for me?

1 MR. VAHORA: It's V-A-H-O-R-A.

2 MR. BURNS: And what is your address,  
3 sir?

4 MR. VAHORA: 1809 Henri Court,  
5 Burlington, New Jersey

6 MR. BURNS: And you're with TJ  
7 Technology; is that correct?

8 MR. VAHORA: Yes, sir.

9 MR. BURNS: The next witness, Edward, if  
10 you could spell your last name, please?

11 MR. ANGSTER: Angster, A-N-G-S-T-E-R.

12 MR. BURNS: Who are you with, sir?

13 MR. ANGSTER: I am with myself.

14 MR. BURNS: Very good. Your company?

15 MR. ANGSTER: Edward Angster, 29 Central  
16 Avenue, Toms River, New Jersey 08753.

17 MR. BURNS: Mr. Richards, back to you,  
18 sir.

19 MR. RICHARDS: Thank you very much, sir.

20 As I stated, I'm Matthew Richards with  
21 the Simone Law Firm and I'm here with the gentlemen  
22 who have just been sworn in. We're intimately  
23 familiar with the property and the plans for the  
24 site. We are seeking a preliminary and final site  
25 plan approval for the location at 1848 White Horse

1 Pike for the installation and construction of a  
2 rooftop solar array and a ground-mounted slope canopy  
3 or carport coming off of the front of the property.

4 In accordance with the Code of the City  
5 of Camden, we've proposed to construct this system as  
6 a permitted use to provide cleaning power and energy  
7 for the property and the tenants who are there. The  
8 variances requested are as it were listed in our  
9 notice which was properly given. And it includes  
10 Section 870-189.C for accessory structure in the  
11 front yard; 870-189.C for the size of the accessory  
12 structure, for the height as well, and a variance for  
13 a solar system in the front yard of the property.

14 Mr. Ankster, can you hear me, sir?

15 MR. ANGSTER: Yes.

16 MR. RICHARDS: Can you speak to the  
17 reason why the yard structure, a variance is  
18 necessary in this matter?

19 MR. BURNS: Matthew, if I could through  
20 the Chair, if Mr. Angster could just give briefly his  
21 credentials so the Chair can accept him as a  
22 professional engineer.

23 MR. RICHARDS: Much appreciated.

24 MR. ANGSTER: I am a licensed  
25 professional engineer, surveyor, planner and



1 architect in the State of New Jersey. I have been  
2 practicing since 1963 and got finalized since 1972 as  
3 an architect. I've testified in almost every  
4 planning board in Ocean County; half of them in  
5 Burlington. I've testified in front of  
6 administrative judges as well as the Hackensack  
7 Mayor's Land Commission and several other planning  
8 boards in various counties throughout the State of  
9 New Jersey.

10 MR. BURNS: Mr. Chairman?

11 CHAIRMAN DeJESUS: Okay. We're okay.

12 MR. BURNS: Very good. Go ahead,  
13 Matthew.

14 MR. RICHARDS: Mr. Angster, can you --

15 CHAIRMAN DeJESUS: Mr. Richards, before  
16 you state, we have a letter from our engineer. What  
17 I'd like to do is so we can save time, can we go  
18 through that letter first before you start explaining  
19 and all the other issues so we can move faster  
20 through this, please?

21 MR. RICHARDS: I would like to move as  
22 quickly as possible.

23 CHAIRMAN DeJESUS: Thank you. Dena, are  
24 you ready?

25 MS. MOORE: I'm ready. Thanks Mr.

1 Chairman.

2 I'm referring to Remington & Vernick's  
3 letter dated March 2, 2020. And Mr. Richards did  
4 point out the variances that we noticed on page 3.  
5 That's regarding the front yard of the structure.  
6 It's prohibited and they're proposing the structure  
7 to be in the front yard so that's a variance and this  
8 is noted on page 3. And there are a couple of items  
9 To Be Determined. So those are To Be Determined by  
10 the applicant's professionals. And that's regarding  
11 the side yard whether there's any structures in the  
12 side yard. And then off-street parking. So, I'll --

13 CHAIRMAN DeJESUS: Do you have any  
14 pictures of this stuff?

15 MR. ANGSTER: Are there any side yards?

16 MS. MOORE: Nothing in the side yard?

17 MR. ANGSTER: She mentioned side yard.

18 CHAIRMAN DeJESUS: Is there any laying  
19 out of this proposal?

20 MR. RICHARDS: I'm sorry. Could you  
21 restate that?

22 CHAIRMAN DeJESUS: Do we have any maps or  
23 anything to show us what is being proposed other than  
24 verbal?

25 MR. RICHARDS: Yes. If I could -- we did

1 submit a design plan for this matter to the Board  
2 which shows all of the areas in which the array would  
3 be as well as the proposal for the carport canopy. I  
4 could also share that at this time if permitted.

5 CHAIRMAN DeJESUS: Yes, please. This way  
6 we can follow your discussion, Dena.

7 MS. MOORE: Okay. That's fine. While we  
8 are doing that, I also forgot to mention on page two,  
9 the survey should be signed and sealed in accordance  
10 with the State regulations.

11 MR. RICHARDS: I'm going to seek to  
12 remedy that.

13 MS. MOORE: Okay.

14 MR. ANGSTER: If it was done by someone  
15 other than myself, we will get him to sign the survey  
16 or we'll get it redone.

17 MS. MOORE: Okay. Thank you.

18 Mr. Chairman, did you want me to continue  
19 with the letter or are we going to wait until you see  
20 the picture?

21 CHAIRMAN DeJESUS: For me as Chairman, I  
22 would like to see what is going to be proposed  
23 instead of verbal explanations because that's very  
24 difficult to see what may be creating the problems of  
25 these variances that you're stating in your letter.

1 So, if I could see the picture, that's better.

2 MR. BURNS: There it is.

3 CHAIRMAN DeJESUS: Now, Dena, can you  
4 continue?

5 MS. MOORE: All right. I sure will.

6 Starting off with the general comments on  
7 page 3. White Horse Pike and Ferry Avenue are  
8 existing two-way roadways. There are no improvements  
9 proposed for these roadways with this application.  
10 The county route for Ferry Avenue should be provided  
11 on the plans.

12 MR. ANGSTER: We will provide that.

13 MS. MOORE: If a street opening is  
14 necessary for White Horse Pike, this application  
15 would be subject to the Street Opening Permit  
16 Ordinance of the City. The City Engineer should be  
17 contacted concerning the application and fees  
18 involved.

19 MR. ANGSTER: There are to be no  
20 additional street openings.

21 MS. MOORE: But if one is necessary, you  
22 understand there's a street opening permit, correct?

23 MR. ANGSTER: Yes, we do.

24 MS. MOORE: And also the same, a road  
25 opening permit from the Camden County Highway

1 Department would be required for a road opening on  
2 Ferry Avenue. You acknowledge that?

3 MR. ANGSTER: Yes.

4 MS. MOORE: An existing conditions survey  
5 with right-of-way and property lines has been  
6 provided. A site plan with the proposed setback  
7 should be provided in order for our office to  
8 determine if additional variances and/or waivers are  
9 required.

10 MR. ANGSTER: Can that be a proposed -- a  
11 survey showing the proposed parking structure and the  
12 solar arrays?

13 MS. MOORE: Well, this comment --

14 MR. ANGSTER: Because it has to be done  
15 by an engineer. That's what I'm asking.

16 MS. MOORE: Well, this comment is  
17 referring to the fact that we don't have on the same  
18 plan, the setback lines and the right-of-way and  
19 property lines. We need to see them all together.  
20 We needed to see them all together to see if there  
21 were additional variances and/or waivers required.

22 MR. ANGSTER: Right. We'll provide.

23 MS. MOORE: Right now as I look at this,  
24 that shows walkway, walkway, Ferry Avenue and White  
25 Horse Pike, I have no idea where the right-of-way

1 lines are or the property lines. They're all not  
2 referenced in the same locations.

3 MR. VAHORA: Can you make it to the next  
4 page and you show it?

5 MR. ANGSTER: No. It shows but not the  
6 way she wants it. I understand what she's looking  
7 for.

8 MS. MOORE: Okay. All right. Thank you.

9 MR. BURNS: Can you provide that?

10 MR. ANGSTER: Yes, we will --

11 MS. REPORTER: The Zoom screen froze so I  
12 didn't hear what was said.

13 MR. BURNS: He said he'll provide  
14 information requested in Item 4 with the  
15 understanding that if variances are then created, the  
16 applicant would need to re-appear to request those  
17 variances.

18 MS. MOORE: The proposed carport will be  
19 17.75 feet tall. Architectural elevations should be  
20 provided to illustrate how this carport will look  
21 from the street and whether it will be attached to  
22 the building. The height of the existing building  
23 should also be provided.

24 MR. ANGSTER: It's freestanding. It's  
25 not attached to the existing building. And I

1 believe -- what sheet number? Is it shown on  
2 B-7.

3 MS. MOORE: You mean the architectural  
4 elevation?

5 MR. ANGSTER: Yes.

6 MS. MOORE: Is this something that was  
7 submitted after our initial review on March 2nd?

8 MR. ANGSTER: Yes.

9 MS. MOORE: Okay. Because I did not  
10 perform another review from these revised plans. So,  
11 should this application be approved, we would accept  
12 these plans as your resolution compliance set in  
13 addition to whatever else we discuss that needs to be  
14 revised. Okay?

15 DR. WILLIAMS: Through the Chair to Dena.

16 MS. MOORE: Yes.

17 DR. WILLIAMS: Based on so far what we're  
18 not seeing, does this rise to the level where the  
19 Board should be advised to grant preliminary and  
20 final? At this point, I'm advising the Board based  
21 on the need to review more materials which may result  
22 in additional variances, I would advise the Board to  
23 consider preliminary tonight and hold the rest until  
24 the next meeting.

25 MS. MOORE: I would agree with that.

1                   CHAIRMAN DeJESUS: I'm in agreement with  
2 that as well because right now in this point in time,  
3 the information that's being explained is not in  
4 condition with what Dena has explained which is that  
5 there may be possibly more variances and changes to  
6 the plan --

7                   MR. BURNS: Waivers.

8                   CHAIRMAN DeJESUS: And waivers. But  
9 continue, please. We want to finish this part so  
10 that way at least it goes on record and then we'll  
11 just consider this as a preliminary site plan more so  
12 than final.

13                  MS. MOORE: Okay. And I would agree with  
14 that. I think it wouldn't take much for the  
15 applicant to revise the plans and resubmit and just  
16 satisfy the comments that we have pointed out. But  
17 I'll keep going through the letter.

18                  Per Section 577-266.C, solar systems  
19 attached to accessory buildings shall be at least 10  
20 feet from any side or rear property line. Solar  
21 energy systems are prohibited in front yards and  
22 shall not be located past the front wall of the  
23 building. The solar carport is proposed within the  
24 front yard. A variance will be necessary.

25                  So, if you want to provide testimony as



1 to why that variance would be necessary?

2 MR. RICHARDS: Mr. Angster, can you speak  
3 to the necessity of the front-yard carport?

4 MR. ANGSTER: The branch is necessary  
5 because in order to get the proper amount of panels,  
6 we need that space in order to efficiently operate  
7 the system.

8 MS. MOORE: Okay. And then on revised  
9 plans, we would also see that the solar system would  
10 be at least ten (10) feet from the side or rear  
11 property line, correct?

12 MR. ANGSTER: The building is at the side  
13 property line.

14 MS. MOORE: Okay.

15 MR. ANGSTER: And panels are on the  
16 building as well as the canopy covering the parking  
17 area.

18 MS. MOORE: So then you would need a  
19 variance for the side yard, correct?

20 MR. ANGSTER: We have all front yards and  
21 a rear yard -- no -- and a side yard. Sorry.

22 MS. MOORE: Okay. So then I will note  
23 that that's a part of the table that I said To Be  
24 Determined for the side yard, so you did need a  
25 variance for the side yard.

1 MR. ANGSTER: The building right now has  
2 practically -- is practically on the side yard.

3 MS. MOORE: Okay. That's fine. It's  
4 just on the plans that are resubmitted, that'll just  
5 be clarified and we'll definitely call that out.

6 MR. ANGSTER: Okay. Fine.

7 MS. MOORE: Per Section 577-266.J, solar  
8 energy systems shall not exceed 20 percent of the  
9 lot. Calculations should be provided for the  
10 percentage of solar coverage, proposed building  
11 coverage and proposed impervious coverage.

12 MR. ANGSTER: All right.

13 MS. MOORE: You'll provide that  
14 information?

15 MR. ANGSTER: I have a question. Does  
16 that include the roof structure or just the proposed  
17 canopy over the parking area?

18 MS. MOORE: Well, it looks like --

19 CHAIRMAN DeJESUS: All the area because  
20 of the solar panels.

21 MS. MOORE: It looks like it just  
22 specifies solar energy systems period. So, it  
23 doesn't specify -- I will check that. You can also  
24 check that part of the ordinance to see how specific  
25 that is. But if it says just solar energy systems,

1 that means the whole thing.

2 MR. BURNS: I agree. It means the whole  
3 thing.

4 MR. ANGSTER: Thank you.

5 MS. MOORE: So if you can do those  
6 calculations and determine that. Because if you  
7 exceed the 20 percent, then that's another variance  
8 that you would be requesting.

9 MR. ANGSTER: I know.

10 MS. MOORE: Stormwater runoff for this  
11 structure should be addressed.

12 MR. ANGSTER: There will be no increase  
13 in the stormwater.

14 MS. MOORE: Okay. The rainfall will just  
15 hit the structures and just flow normally as it would  
16 if the structures weren't there, correct, sheet flow?

17 MR. ANGSTER: Yes.

18 MS. MOORE: It appears that the proposed  
19 carport will impact the existing signage, parking and  
20 site lighting. Given that the site is located on a  
21 corner, visibility of traffic signals may also be  
22 impacted. Testimony should be provided.

23 MR. ANGSTER: We will not have any  
24 problems with the City's traffic lights on Ferry  
25 Street. You have clear vision all the way down to

1 the traffic site at the intersection. And the other  
2 street, the White Horse Pike, the traffic light is on  
3 the opposite side of the street. So, the proposed  
4 canopy will have no affect on the vision of the  
5 traffic lights in any way. And to my understanding,  
6 any freestanding signs that are in the area, are  
7 going to be taken down; is that correct?

8 MR. VAHORA: Yes.

9 MS. MOORE: The existing signage, they'll  
10 be relocated?

11 MR. ANGSTER: You're going to have to put  
12 in an application for the sign.

13 MR. VAHORA: Sure.

14 MR. ANGSTER: We're going to relocate the  
15 sign on that roof structure and go for an  
16 application.

17 MS. MOORE: Then off the revised plans?

18 MR. ANGSTER: Yes.

19 MR. BURNS: Yes.

20 MS. MOORE: The property does not appear  
21 to have any landscaping including street trees  
22 required by Section 577-244.D, foundation plantings  
23 required by Section 577-244.C.6, and parking lot  
24 screening required by Section 577-244.F. These are  
25 existing, nonconforming conditions; is that correct?

1 MR. ANGSTER: That is correct.

2 MS. MOORE: Okay.

3 MR. ANGSTER: I don't think there's  
4 anything we can do about it. However, if there is  
5 any way we can get some plantings in there, we will  
6 do it.

7 MS. MOORE: Most likely it wouldn't meet  
8 the ordinance so you would then ask for a waiver from  
9 these items since they are existing and  
10 nonconforming, correct?

11 MR. ANGSTER: Yes.

12 MS. MOORE: Testimony should be provided  
13 regarding the existing uses within the strip store.  
14 It appears the site currently houses two restaurants  
15 and one liquor store.

16 Per Section 577-230.F, restaurant uses  
17 require one parking space for every eight (8) seats  
18 or one (1) space for every 40 square feet of patron  
19 area, whichever is greater, plus one 1 parking space  
20 for every three employees. Retail uses require five  
21 (5) parking spaces for every 1,000 square feet of  
22 gross leasable area. It appears that 23 spaces  
23 exist.

24 So, we would need you to clarify what the  
25 uses are so we can determine the parking to see

1 whether or not you actually would need a parking  
2 variance for the project.

3 MR. VAHORA: Understood.

4 MR. ANGSTER: I will give you that  
5 information. In all probability we need a variance  
6 so far.

7 MS. MOORE: And then keep in mind too,  
8 when you're looking at the ordinance regarding  
9 parking, there is -- when you receive a parking  
10 variance, there is a parking variance fee that is  
11 associated with that variance which is quite costly.  
12 So, when you do that calculation, if you can just  
13 figure that out.

14 MR. BURNS: When Dena says it's costly,  
15 it's like \$6,000 a space. So, it's costly.

16 MS. MOORE: But we would need you to make  
17 that correct calculation.

18 MR. ANGSTER: All right.

19 MS. MOORE: It appears that the existing  
20 dumpsters are not housed within trash enclosures.  
21 Our office recommends that enclosures should be  
22 provided at this time per Section 577-255.A.1, all  
23 nonresidential development shall provide for the  
24 collection and storage of waste. Outdoor solid waste  
25 enclosures shall meet the minimum construction and

1 design standards of Section 577-255.A.2 and shall be  
2 appropriately buffered with evergreen landscaping.

3 So, most likely since you do not have  
4 landscaping, you would be requesting a variance for  
5 this. But we would need you to provide a trash  
6 enclosure. Is there any reason why you don't have a  
7 trash enclosure existing?

8 MR. ANGSTER: Probably because the site  
9 is ancient. We will provide as much as we can.

10 MS. MOORE: Okay. Well, if you can take  
11 a look at that and we will probably consider a  
12 variance for that from that section.

13 MR. ANGSTER: All right.

14 MS. MOORE: But we definitely want you to  
15 have a trash enclosure.

16 MR. ANGSTER: Okay.

17 MS. MOORE: Per Section 577-275.A, a  
18 visual impact assessment is required to determine if  
19 the development could have an adverse affect on the  
20 visual environment. So, if you can take a look at  
21 that section, we would need that assessment.

22 MR. ANGSTER: All right.

23 MS. MOORE: The applicant is to provide  
24 testimony regarding any and all environmental  
25 concerns, studies and remediation pertaining to the

1 site. Are you aware of any concerns or studies,  
2 remediation?

3 MR. ANGSTER: I don't know of any studies  
4 and we'll take a look into it to see what we can come  
5 up with.

6 MS. MOORE: Okay. So, you'll look into  
7 it.

8 A signature block should be provided on  
9 the Cover Sheet for signatures of the Planning Board  
10 Chairman, Planning Board Secretary, Planning Board  
11 Engineer, and the Zoning Officer/Administrator  
12 Officer. You'll add that to the Cover Sheet?

13 MR. ANGSTER: Yes.

14 MS. MOORE: The applicant and owner are  
15 reminded that site safety is their responsibility.  
16 The plan should note that "The owner, or his  
17 represesntative, is to designate an individual  
18 responsible for construction site safety during the  
19 course of the site improvements pursuant to N.J.A.C.  
20 5:23-2.21 (e) of the New Jersey Uniform Construction  
21 Code and CFR 1926.32 (f) the (OSHA) Competent  
22 Person.)" You'll add that note specifically on the  
23 plan?

24 MR. ANGSTER: Yes.

25 MR. VAHORA: Yes.



1 MS. MOORE: Then I will go through the  
2 Summary of Variances and Waivers at this time. We  
3 have variances for the accessory structure in front  
4 yard; the size of the accessory structure; height of  
5 the accessory structure; and solar system in the  
6 front yard. I believe we also need to add the solar  
7 system in the side yard. That would be 577-189.D.  
8 And I'll add that to the back, solar system in side  
9 yard.

10 And then our waivers, we have foundation  
11 plantings; street trees, parking lot screening; and  
12 then the two for the trash enclosure.

13 MR. BURNS: All right. And that was  
14 Section 577?

15 MR. BURNS: 189.D.

16 MS. MOORE: 189.D, what I added for the  
17 solar system in side yard because that was one of the  
18 items from page 3 that I had noted as, To Be  
19 Determined. And then it would be any others. We  
20 asked you to provide quite bit of information. So  
21 from that information that you add, there may be  
22 additional variances and waivers -- and/or waivers.

23 CHAIRMAN DeJESUS: Are you done, Dena?

24 MS. MOORE: Almost.

25 You're aware of the approval process as

1 listed on page 6 in my report. You can contact me.  
2 You can call me if there are any questions regarding  
3 the approval process.

4 MR. ANGSTER: Yes.

5 MS. MOORE: Outside agency approvals, I  
6 only have noted Camden County Planning Board; is  
7 that correct? Do you have any others that you're  
8 aware of? Just Camden County Planning Board,  
9 correct?

10 MR. ANGSTER: That's correct. That I am  
11 aware.

12 MS. MOORE: Mr. Chairman, that concludes  
13 our review.

14 CHAIRMAN DeJESUS: Any questions from the  
15 Planning Board? Nobody wants to say anything?

16 MR. BURNS: Mr. Chairman, if I might.  
17 This letter that Dena just went through is dated  
18 March 2, 2020. This application was carried due to  
19 no notice for a very long period of time. I know  
20 that we have new counsel involved, Mr. Richards, who  
21 properly noticed this hearing for tonight and  
22 reinstated the application.

23 My only issue is, that there's -- in  
24 going through this letter, it seems that a lot of it  
25 is being looked at maybe for the first time which is

1 a bit of a concern. Some of these things could have  
2 been easily addressed prior to the hearing so they  
3 would have been a little more prepared to address  
4 them. And I don't know if the Board feels  
5 comfortable with even addressing preliminary tonight.

6 My suggestion may be is that the  
7 applicant take this letter back, address it,  
8 determine the need for additional variances and then  
9 return in January to address preliminary and final.  
10 I don't know if granting preliminary tonight gets us  
11 anywhere given what may still be outstanding with  
12 some of these issues. It's just my opinion but I  
13 would certainly like to hear the Chair's position on  
14 it, Dr. Williams, and, of course, our engineer's  
15 position.

16 MS. MOORE: Mr. Burns, in their defense,  
17 they did supply revised plans to me.

18 MR. BURNS: Okay.

19 MS. MOORE: Because it was missing the  
20 information about the -- what I thought the important  
21 information regarding the possible variances and  
22 waivers, I did not review them and so I waited. So,  
23 I didn't look. I ask that they resubmit it to me  
24 with that information and it never came. But they  
25 could have had all of the other items in this set. I

1 just wasn't going to review it piecemeal.

2 MR. BURNS: I don't blame you.

3 MR. RICHARDS: Understood. If I may  
4 speak to this.

5 MR. BURNS: Yes.

6 CHAIRMAN DeJESUS: Yes. Mr. Richards,  
7 when you do speak, please understand that this  
8 specific application has been running for a very long  
9 time.

10 MR. RICHARDS: Yes.

11 CHAIRMAN DeJESUS: And, therefore, we're  
12 aware of the fact that you're starting and we  
13 shouldn't burden you with the lack of fact  
14 responsibility of the applicant to comply with what  
15 he's suppose to be doing when he submits a Planning  
16 Board review.

17 Would your applicant consider coming back  
18 next month and re-complete everything that's been  
19 requested? Because this way, we don't have  
20 to -- we can postpone this thing and allow it to  
21 carry on to next month so that we can have more  
22 chance to get this thing cleaned up.

23 MR. RICHARDS: Yes. Absolutely. And  
24 that would be greatly appreciated. As you had  
25 stated, I came on to this matter and we have cured

1 the notice deficiency that we've incurred. And I've  
2 attempted to work with Ms. Moore who has been  
3 incredibly helpful and we will get to the bottom of  
4 supplying the additional information requested with  
5 the assistance of Mr. Angster.

6 VICE-CHAIRMAN MARTIN: Mr. Chairman, may  
7 I ask a question of counsel?

8 MR. BURNS: Yes, sir.

9 VICE-CHAIRMAN MARTIN: Mr. Burns, would  
10 it be appropriate then to move to continue this,  
11 keeping the record open and allowing all of the  
12 materials to be placed on the record to still be on  
13 the record? And then that way when the applicant  
14 comes before the Board at its next regular meeting,  
15 we can move right to the areas that needed to be  
16 addressed?

17 MR. BURNS: It think that's appropriate  
18 Mr. Martin. I would add to that, though, and I'm  
19 sure you were thinking the same thing, we should hear  
20 from the public tonight --

21 VICE-CHAIRMAN MARTIN: Absolutely.

22 MR. BURNS: -- for people who --

23 VICE-CHAIRMAN MARTIN: Because there may  
24 be some questions the public may be able to bring  
25 forth that we can address at the same time.

1 MR. BURNS: Absolutely.

2 CHAIRMAN DeJESUS: Hearing none, then I  
3 will open it up to the public. Is there anyone  
4 attached to the zoning meeting, Zoom meeting, that  
5 has questions relating to this matter? Anybody?  
6 Mr. Pastoriza, do you have anybody out there trying  
7 to get in?

8 MR. PASTORIZA: Nobody is raising their  
9 hands; nobody is in the waiting room.

10 CHAIRMAN DeJESUS: All right, Fred.

11 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
12 move that we continue this application to the next  
13 meeting giving the applicant an opportunity to  
14 respond to the engineer's concerns, keeping all the  
15 testimony, therefore, so far given on the record.

16 MR. BURNS: And no new notice will be  
17 required, Counsel. We will see -- if that's  
18 acceptable. I believe you asked for the continuance,  
19 correct?

20 MR. RICHARDS: That's correct.

21 MR. BURNS: And we'll see you next month  
22 and we'll get it wrapped up.

23 MR. RICHARDS: Thank you very much for  
24 your time and your patience this evening. Have a  
25 great holiday.

1                   VICE-CHAIRMAN MARTIN: Needs a second,  
2 Mr. Chairman.

3                   MR. BURNS: We need a second.

4                   MS. CREAN: Second.

5                   CHAIRMAN DeJESUS: Thank you, Ms. Crean.  
6 Roll call.

7                   MS. MILLER: Fred Martin.

8                   VICE-CHAIRMAN MARTIN: Yes.

9                   MS. MILLER: Jose DeJesus.

10                  CHAIRMAN DEJESUS: Yes.

11                  MS. MILLER: Councilwoman Reyes-Morton.

12                  COUNCILWOMAN REYES-MORTON: Yes.

13                  MS. MILLER: Director Walker.

14                  DIRECTOR WALKER: Yes.

15                  MS. MILLER: Erin Crean.

16                  MS. CREAN: Yes.

17                  MS. MILLER: Steven Lee.

18                  MR. LEE: Yes.

19                  MS. MILLER: Motion carried to continue.

20                  MS. MOORE: Mr. Chairman, can I note too  
21 that when they do submit revised plans, that they  
22 submit electronically to me. I can have that  
23 electronically?

24                  MR. VAHORA: Sure. Definitely.

25                  MS. MOORE: Hard copy also but

1 electronically too.

2 MR. RICHARDS: Understood.

3 MR. VAHORA: Do you want it sent to the  
4 engineer or straight to you?

5 MS. MOORE: How did you want to handle  
6 that, Mr. Chairman? Did you want the revised plans  
7 to just come to me and then I issue --

8 CHAIRMAN DeJESUS: Yes, come directly to  
9 you. That way we can move on forward with the  
10 matter. This way we can make sure that you have your  
11 part. Because we depend on you to make the  
12 evaluations.

13 MS. MOORE: Right.

14 CHAIRMAN DeJESUS: Thank you.

15 MS. MOORE: Thank you. If you have any  
16 questions, just contact me, please.

17 MR. RICHARDS: Absolutely, Ms. Moore.  
18 Thank you very much.

19 MS. MOORE: Thank you.

20 MR. BURNS: Thanks Matt.

21 CHAIRMAN DeJESUS: Mr. Richards, are we  
22 satisfied now? I guess so. Moving on. LEAP  
23 Academy University Charter School, 527 Cooper Street,  
24 Block 93, Lot 97.

25 MS. MOORE: Mr. Chairman, I'm sorry. I



1 think it's Camden Cleaning Center is the next one.

2 MS. MILLER: It is. Item B.

3 CHAIRMAN DeJESUS: We're going to go back  
4 upstairs.

5 Camden Cleaning Center, Inc., 1001  
6 Broadway, Block 317, Lots 35-40. The applicant is  
7 proposing to construct a laundromat and associated  
8 site improvements. Is someone here for that?

9 MR. DEL DUCA: Yes. Good evening, Mr.  
10 Chairman and Ladies and Gentlemen. My name is Damien  
11 Del Duca. I'm an attorney with the Law Firm of  
12 Del Duca Lewis and I represent the applicant which is  
13 Camden Cleaning Center, Inc. And I have with me my  
14 client, Alex Sterin, who is a principal of the  
15 applicant and our professional engineer, Charles  
16 Chelotti.

17 CHAIRMAN DeJESUS: We'll have them sworn  
18 in please.

19 MR. BURNS: Very good. Mr. Sterin and  
20 Mr. Chelotti, please raise your right hands, please.

21 - - -

22 CHARLES J. CHELOTTI, P.E., ALEXANDER  
23 STERIN, having first been duly sworn/affirmed, was  
24 examined and testified as follows:

25 - - -

1 MR. BURNS: Starting with Alex, if you  
2 could spell your last name, sir.

3 MR. STERIN: S-T-E-R-I-N.

4 MR. BURNS: If you could re-spell the  
5 first three letters.

6 MR. DEL DUCA: I have it, Jim. It's  
7 S-T-E-R-I-N.

8 MR. STERIN: That's correct.

9 MR. BURNS: What's your address, sir?

10 MR. STERIN: 7300 South Crescent  
11 Boulevard in Pennsauken, New Jersey.

12 MR. BURNS: Thank you, sir. And,  
13 Charles, you have been accepted by this Board in the  
14 past. Again, your full name and affiliation?

15 MR. CHELOTTI: Sure. Charles J. Chelotti  
16 spelled C-H-E-L-O-T-T-T with Gillmore & Associates.

17 MR. BURNS: Thank you, sir.

18 MR. DEL DUCA: Mr. Chairman, I'm going to  
19 give a brief overview of the application to help move  
20 it along more quickly. If we could authorize Mr.  
21 Chelotti to share his screen. He'll put the proposed  
22 site plan up while I'm speaking if that's okay.

23 CHAIRMAN DeJESUS: Would you, please?  
24 I'd appreciate that. Thank you.

25 MR. DEL DUCA: So, the property in

1 question is known as 1001 Broadway. It's at the  
2 southwest corner of Broadway and Walnut, and Newton  
3 cuts across as you'll see on the plan. And as you  
4 can see on the aerial image that Charles has put on  
5 the screen, it's a vacant lot which is on the corner.

6 In the background there you see a car  
7 wash. That is actually owned by Mr. Sterin as well  
8 as one of his entities. There's a car wash there  
9 with a gasoline pump. And he proposes to develop  
10 this adjacent property which is Lots 35 through 40 as  
11 a laundromat, a proposed 3,000 square foot laundromat  
12 in accordance with the plans that have been  
13 submitted. I was very recently retained to represent  
14 the applicant in this matter.

15 So, we're here tonight to present the  
16 application and we seek preliminary and final site  
17 plan approval for this laundromat. The property is  
18 in the C-1 Zoning District. A laundromat is a  
19 permitted use in that district. And we comply with  
20 the overwhelming majority of the ordinance standards.

21 We do require several bulk variances  
22 which I'll briefly list. And one is, you actually  
23 have a minimum building height as Mr. Chelotti will  
24 testify to in a moment. We're less than the building  
25 height. The minimum building height is 30 feet and

1 two stories. This is a proposed one-story building.  
2 And I believe it's 14 feet high as proposed.

3 The next variance is for a front-yard  
4 setback. If you look at the plan and, Charles, you  
5 have the cursor so if you could just show them Walnut  
6 Street. We have a zero front-yard setback there.  
7 This is a corner property. Therefore, under your  
8 ordinance, it has two front yards. We meet the  
9 front-yard requirement on Broadway which is the way  
10 the building is oriented. But Walnut is also  
11 considered a front yard. That's proposed as a half a  
12 foot or six inches and the ordinance requires a  
13 10-foot front yard setback.

14 We also require a rear yard setback  
15 variance. As you can see, the rear of this property  
16 is on the rear lot line as you face the property from  
17 Broadway. That would be the westerly boundary.  
18 That's zero feet and the ordinance requires 30 feet  
19 for rear yard setback.

20 CHAIRMAN DeJESUS: And the reason for  
21 that is what?

22 MR. DEL DUCA: We'll have Mr. Chelotti  
23 explain that very shortly, Mr. Chairman, if you  
24 would.

25 And then the last variance relates to

1 lighting levels at the property line. Mr. Chelotti  
2 will explain that momentarily. We received Ms.  
3 Johnson's review letter dated June 29, 2020. And if  
4 it helps save time, I can report to you that we have  
5 no objections to the comments in those letters. And  
6 we agree to comply with the comments in that letter  
7 of June 29, 2020.

8 CHAIRMAN DeJESUS: I would like to have  
9 that letter read into the record so that it can be  
10 understood.

11 MR. DEL DUCA: That's your prerogative.

12 CHAIRMAN DeJESUS: So, Dena --

13 MS. MOORE: Are they ready to go to the  
14 letter?

15 MR. DEL DUCA: We are.

16 CHAIRMAN DeJESUS: Please go.

17 MS. MOORE: Mr. Chairman, I'm referring  
18 to Remington & Vernick's letter dated June 29, 2020.  
19 Up on page 2 we note that the architectural plan  
20 should be sealed in accordance with State  
21 requirements.

22 MR. CHELOTTI: We'll comply.

23 MS. MOORE: Mr. Del Duca has pointed out  
24 that the variance we have noted under the area and  
25 bulk requirements for the minimum building height,

1 the front yard setback and the rear yard set back.  
2 I guess we'll get additional testimony. Did you want  
3 to provide that testimony now regarding those  
4 variances?

5 MR. DEL DUCA: It think it would be good  
6 if we could just hit these as we go. It won't be  
7 long testimony. So, Charles, you've been qualified  
8 as an expert professional engineer. Is it correct  
9 that you prepared the plans that were submitted to  
10 the Board and that you have personal knowledge of the  
11 property and surrounding area?

12 MR. CHELOTTI: Yes, I do.

13 MR. DEL DUCA: I know you're not the  
14 architect but are you aware of why we're proposing a  
15 one-story building that's 14 feet high as opposed to  
16 what's required under the ordinance, namely, a  
17 two-story building that's 30 feet high?

18 MR. CHELOTTI: Just from my opinion  
19 looking at the zoning, I don't think it anticipated  
20 something like a laundromat --

21 THE REPORTER: The screen froze so I  
22 didn't hear the last sentence of Mr. Chelotti.

23 MS. MOORE: I'm getting a lot of  
24 feedback.

25 THE REPORTER: Me too. I lost the last

1 sentence from Mr. Chelotti.

2 MR. CHELOTTI: Yes, I am hearing feedback  
3 in the background. Can you hear me now?

4 MS. MOORE: I can. If everyone can mute  
5 who is not actually on the talk right now, that might  
6 be better.

7 MR. BURNS: Yes, it'll eliminate it.

8 MR. CHELOTTI: The one-story building,  
9 the laundromat itself, its operation is really  
10 confined to that single floor. There really is no  
11 need for a second story for a laundromat. So, the  
12 ordinance has the minimum of a two-story building at  
13 30 feet. I just don't think it anticipated a use  
14 such as a laundromat that does not need a second  
15 story for operation.

16 MR. DEL DUCA: And is it correct, Mr.  
17 Chelotti, that if we had a two-story building, we  
18 would have to increase the amount of parking which  
19 would be difficult for a lot of this size?

20 MR. CHELOTTI: That is correct. This lot  
21 is very small and very tight. We were able to meet  
22 the parking requirements for the laundromat adding  
23 additional parking, substantial amount of additional  
24 parking with a second story would be hard.

25 MR. DEL DUCA: And will this building

1 height and size and scale of this building, be more  
2 or less impactful on the surrounding neighborhood?

3 MR. CHELOTTI: It's just our opinion that  
4 it would be less impactful. Rather than being a  
5 taller building, it's a little bit smaller building.  
6 It also provides that transition from Broadway into  
7 the residential neighborhood. I think a little bit  
8 better than a two-story building.

9 MR. DEL DUCA: Thank you, Charles.

10 How about the rear yard setback? You can  
11 see on this plan which I guess, Mr. Burns, we should  
12 mark as A-1, and this is a site plan. And, Charles,  
13 can you tell us the date of this site plan, please?

14 MR. CHELOTTI: Yes. This plan is dated  
15 on June 5th, 2020 with no revision dates.

16 MR. BURNS: A-1.

17 MR. DEL DUCA: Thank you.

18 Why are we proposing a zero setback in  
19 the rear yard?

20 MR. CHELOTTI: We looked at a lot of  
21 options with the architect here. And the ability to  
22 have patrons safely utilize the site was of paramount  
23 importance. We looked at if the building met the  
24 rear yard setback, the building would have to move  
25 closer to the street which would require parking back



1 here next to the adjacent residential properties.

2 So, this building is really functioning  
3 as two. It's providing a well-lit very -- an area  
4 that's accessible to the street and to Walnut Street  
5 into Broadway. But also, too, providing a buffer  
6 between the adjacent residential properties and the  
7 parking area. If it was reversed, the parking area  
8 would be right next to the adjacent residential  
9 properties. So, we felt that this was a better  
10 layout even though it did generate the rear-yard  
11 setback.

12 MR. DEL DUCA: And in this case, the  
13 ordinance permits a building coverage of 80 percent  
14 but we propose 24 percent, correct?

15 MR. CHELOTTI: That is correct.

16 MR. DEL DUCA: So, we're significantly  
17 under the building coverage; is that right?

18 MR. CHELOTTI: Yes.

19 MR. DEL DUCA: But we're not proposing a  
20 building that's too large for this site according to  
21 the ordinance?

22 MR. CHELOTTI: Yes.

23 MR. DEL DUCA: The front-yard setback on  
24 Walnut, we propose half a foot or six inches. And  
25 the ordinance requires ten feet. Why do we require

1 that variance?

2 MR. CHELOTTI: The building itself is  
3 sitting with it being further back in the site, to  
4 fit the 20 washing -- proposed 20 washing machines,  
5 it needs to line up a little better with the  
6 buildings adjacent. So, we felt that moving it back  
7 ten (10) feet would kind of encroach into this area  
8 next to the car wash and really not provide as  
9 attractive visual appearance as the building lining  
10 up closer along Walnut Street.

11 MR. DEL DUCA: And is that location of  
12 the building driven to a substantial degree by the  
13 size and shape of the lot?

14 MR. CHELOTTI: Yes, it is.

15 MR. DEL DUCA: Thank you. Thank you, Ms.  
16 Johnson. I think that concludes our variance  
17 testimony for those three variances.

18 MS. MOORE: On page 4. If a street  
19 opening is necessary for Walnut Street, this  
20 application would be subject to the Street Opening  
21 Permit Ordinance of the City. The City Engineer  
22 should be contacted concerning the application and  
23 fees involved.

24 MR. CHELOTTI: We'll comply.

25 MS. MOORE: The road opening permit from

1 the Camden County Highway Department would be  
2 required for a road opening on Broadway or Newton  
3 Avenue.

4 MR. CHELOTTI: We'll comply.

5 MS. MOORE: The applicant should provide  
6 testimony regarding loading at the site. How would  
7 loading occur at this site?

8 MR. CHELOTTI: My understanding from the  
9 applicant is that there's going to be very minimal  
10 deliveries and drop-offs at this site. One of the  
11 things we have noticed especially now with the  
12 current ongoing COVID emergency, as the proliferation  
13 of FedEx trucks and delivery trucks become more  
14 common, the ability for the FedEx truck to pull in to  
15 the site and make a delivery and then return, is  
16 probably highly unlikely considering their schedules  
17 and how quickly they like to move.

18 So, we're anticipating that any loading  
19 on the site if they do pull in to the site, they will  
20 be able to make the K-turn at the end and then pull  
21 back out. And also too, the loading is prior to  
22 business hours. So, this will be occurring with any  
23 FedEx deliveries and things like that, would all be  
24 prior to business hours or after business hours. So,  
25 there is room to do it in the parking lot. But in

1 practicality, the FedEx drivers, they're on such  
2 tight schedules, they will most likely pull up along  
3 Walnut Street, run into the side door here, make the  
4 delivery and then run right back out again.

5 MS. MOORE: And you don't expect anything  
6 larger than a FedEx truck?

7 MR. CHELOTTI: That is correct. There  
8 will be no larger trucks other than a FedEx truck.

9 MS. MOORE: Concrete sidewalk and curb  
10 are proposed along all site frontages. The applicant  
11 should provide testimony regarding the status of the  
12 concrete curb and sidewalk replacement required at  
13 the adjacent property owned by the applicant.

14 MR. CHELOTTI: Yes. That adjacent  
15 concrete and sidewalk that's part of the gas  
16 station, it's in this area down here. The applicant  
17 has been reviewing different ways to get that done.  
18 And the current proposal is to include that work as  
19 part of this application and this approval should the  
20 Board approve the application.

21 I would note that Camden County has done  
22 an extensive study of this intersection. And they're  
23 still coming up with recommendations to realign  
24 potentially even close off Newton Avenue along the  
25 property frontage which would significantly change

1 what would need to be done on the adjacent property  
2 as far as their concrete and sidewalk.

3           Should the Broad approve this  
4 application, our next stop is that Camden County so  
5 we'd get some more information regarding that and  
6 we'd be able to report back to you if there were any  
7 significant changes that would impact that  
8 replacement.

9           MS. MOORE: Okay. Because you do know  
10 we're aware that that's one of the outstanding  
11 items from the property next door, the sidewalk and  
12 curb?

13           MR. CHELOTTI: Yes, that is correct.

14           MS. MOORE: Per Section 577-234.A,  
15 bicycle facilities are required, whereas none are  
16 proposed. The applicant requests a waiver.

17           MR. CHELOTTI: Yes. In discussing the  
18 program with the architect and with the applicant,  
19 Mr. Sterin, it did not appear that there's a lot of  
20 bicycle traffic in this area. There is some  
21 pedestrian traffic. Mr. Sterin is anticipating most  
22 of the traffic will be by vehicle and not necessarily  
23 by bicycle especially for laundry. It's a little  
24 harder to bicycle in with the clothes underneath your  
25 arm and things like that. So, that's the reason why

1 we're asking for the waiver.

2 MS. MOORE: Cleanouts for all roof drain  
3 pipes should be shown on the plans with an invert  
4 elevation provided.

5 MR. CHELOTTI: We'll comply.

6 MS. MOORE: The applicant must elevate  
7 equivalent total acreages under pre-development and  
8 post-development conditions. They're not equivalent  
9 according to the drainage as provided.

10 MR. CHELOTTI: We will revise that and  
11 comply.

12 MS. MOORE: And I want to note. I should  
13 go back to No. 2 in my letter on page 5. The project  
14 is not considered a Major Development for stormwater  
15 management purposes. But the stormwater quantity  
16 must be addressed to evaluate pre-development and  
17 post-development conditions.

18 So, these comments that I have are  
19 because you are required for stormwater quantity on  
20 the local level.

21 MR. CHELOTTI: Correct. Understood.

22 MS. MOORE: According to the New Jersey  
23 Best Management Practices Manual, the pre-developed  
24 land cover must be assumed to be in good hydrologic  
25 condition for all land covers.

1 MR. CHELOTTI: We will revise the report  
2 accordingly.

3 MS. MOORE: The rainfall data should be  
4 revised in accordance with the Camden County values  
5 of the New Jersey 24-Hour Rainfall Frequency Data  
6 rainfall amount of 5.1 inches for the 10-year storm.

7 MR. CHELOTTI: We will comply.

8 MS. MOORE: The applicant must prepare a  
9 stormwater maintenance plan for the stormwater  
10 management system per the NJ Stormwater Best  
11 Management Practices Manual. This manual must  
12 include the name, title, address and phone number of  
13 the responsible party for the maintenance.

14 MR. CHELOTTI: We'll comply.

15 MS. MOORE: The applicant should be aware  
16 that the Stormwater Management and Maintenance Plan  
17 must be recorded at the County Clerk's Office prior  
18 to receiving final signatures on the plans.

19 MR. CHELOTTI: Yes, we understand that.

20 MS. MOORE: A stormwater fee is to be  
21 calculated for the site as outlined in Appendix XVIII  
22 of the City Ordinance. The calculation will be  
23 reviewed by our office. The fee must be paid by the  
24 applicant prior to final signatures of the plan.

25 MR. CHELOTTI: We'll comply.

1 MS. MOORE: And then I have some language  
2 on page 6. That language is to be included as notes  
3 on the plans but it is included as notes on the plan,  
4 but it must also be included in the stormwater  
5 management maintenance agreement as A,B,C,D regarding  
6 access to the stormwater location easement areas.  
7 You'll add that to the actual maintenance report?

8 MR. CHELOTTI: Yes. The maintenance plan  
9 will include those notes.

10 MS. MOORE: For grading, the proposed  
11 finished floor elevation has been provided for the  
12 proposed building. The applicant must provide spot  
13 grades at the building corners and all building  
14 access points. The architectural plans must be  
15 revised to include the appropriate dimensions for the  
16 building layout and building access point locations.

17 MR. CHELOTTI: We'll comply.

18 MS. MOORE: The applicant should confirm  
19 that the proposed building does not have a basement  
20 or a crawl space; is that correct?

21 MR. CHELOTTI: That is correct.

22 MS. MOORE: Additional spot grades should  
23 be provided for the proposed curb and sidewalk along  
24 Newton Avenue.

25 MS. MOORE: The applicant should verify



1 the reveal of the onsite curb. The proposed onsite  
2 curb grade elevations are inconsistent and should be  
3 revised.

4 MR. CHELOTTI: We will revise the plan to  
5 provide a consistent curb reveal.

6 MS. MOORE: Is it six inches or four  
7 inches?

8 MR. CHELOTTI: We were proposing a  
9 four-inch curb reveal to keep that as consistent.

10 MS. MOORE: All right. The limits of  
11 depressed curbing at the rain gardens should be  
12 dimensioned on the plans.

13 MR. CHELOTTI: We'll comply.

14 MS. MOORE: The sizes of the existing  
15 potable water and sanitary sewer mains should be  
16 shown on the Utility Plan.

17 MR. CHELOTTI: We'll comply.

18 MS. MOORE: An invert must be provided  
19 for all proposed sanitary sewer cleanouts.

20 MR. CHELOTTI: We'll comply.

21 MS. MOORE: The location of the existing  
22 fire hydrants should be clearly identified on the  
23 Utility Plan.

24 MR. CHELOTTI: We'll comply.

25 MS. MOORE: You're aware that the project

1 must be approved by the City Engineer and the City  
2 Fire Chief prior to final approval of the plans. And  
3 you know the City Engineer did provide a review  
4 letter?

5 MR. CHELOTTI: Yes. We have the review  
6 letter and we will comply with all items for  
7 approval. We will submit the plan. Should the Board  
8 approve the application, we will submit the plan to  
9 the Fire Marshall.

10 MS. MOORE: Thank you. And the CCTV  
11 inspection of the sewer must be performed but that  
12 should be a part of the City Engineer's review.

13 MR. CHELOTTI: Yes. The City Engineer  
14 did request that in the areas to be impacted by the  
15 proposed sewer lateral.

16 MS. MOORE: And then also, all developers  
17 and applicants should note that due to a City  
18 Ordinance, a Capacity Fee may be applicable to the  
19 proposed development. The applicant shall contact  
20 the City Engineer for all costs related to the same.  
21 And I'm pretty sure the engineer probably included  
22 that in his review.

23 MR. CHELOTTI: Yes, it is.

24 MS. MOORE: The minimum compressive  
25 strength for all concrete items must be indicated as

1 4,500 psi.

2 MR. CHELOTTI: We will comply.

3 MS. MOORE: Details for the vertical and  
4 depressed curb onsite should be provided.

5 MR. CHELOTTI: We'll comply.

6 MS. MOORE: And the geotextile fabric  
7 type should be noted for the rain gardens.

8 MR. CHELOTTI: We will revise the rain  
9 garden details to include that information.

10 MS. MOORE: A large existing shade tree  
11 is located in the rear yard of Lot 34 -- that's at  
12 518 Walnut -- approximately three feet from the  
13 proposed building. The applicant proposes to trim  
14 this tree and preserve it. However, given the depth  
15 and proximity of the proposed improvements, our  
16 office has concerns that the tree will not survive  
17 and we recommend coordinating with the adjacent  
18 property owner regarding its removal. You'll do  
19 that?

20 MR. CHELOTTI: Yes. We will attempt to  
21 coordinate with the adjacent property owner. I don't  
22 know if Mr. Del Duca wants to jump in on whether --  
23 if the neighbor doesn't agree to cooperate, we just  
24 don't want to limit what can be done.

25 MR. DEL DUCA: Charles, can you show us

1 where this tree is on the plan?

2 MR. CHELOTTI: Yes. The tree is shown on  
3 the adjacent -- let me go back one sheet if that's  
4 okay. Bear with me one second. I'm going to zoom in  
5 a little bit.

6 MR. DEL DUCA: Just tell us what we're  
7 looking at please, for the record?

8 MR. CHELOTTI: This is our existing  
9 conditions demolition plan which is part of the site  
10 plan set which is the PDF of what was submitted.  
11 This is the electronic version; an exact duplicate of  
12 the electronic version that was submitted.

13 MR. DEL DUCA: We'll mark that as A-2.  
14 Go ahead, Charles.

15 MR. BURNS: A-2.

16 MR. CHELOTTI: This is the existing tree  
17 that Ms. Johnson is referencing. It is almost right  
18 on the property line. With the fence there, we were  
19 hopeful that because of the fence and the previous  
20 structures that were here, there is not a large root  
21 system on to this side; that it is staying more to  
22 the adjacent residential property. But we will  
23 definitely reach out and Mr. Sterin will reach out to  
24 the adjacent property owner to see if that can be  
25 removed if there's an agreement that could happen.

1 MR. BURNS: Is it on your property,  
2 Damien?

3 MR. DEL DUCA: I'm not sure where the  
4 trunk of the tree enters the ground in relation to  
5 the property line, Jim. What we can do is, notify  
6 the neighbor of our plans and Remington & Vernick's  
7 recommendation that the tree be removed and we'll  
8 remove it --

9 MR. BURNS: Right.

10 MR. DEL DUCA: -- if they'll consent.  
11 But if they refuse to allow it to be removed, the  
12 most we can do under the common law is to trim the  
13 tree as it overhangs our property line.

14 MR. BURNS: That's correct.

15 MS. MOORE: That was just our  
16 recommendation so it's noted on the record.

17 MR. DEL DUCA: Thank you.

18 MS. MOORE: Okay. No problem.

19 Per Section 577-244.A, a buffer is  
20 required between residential and nonresidential uses.  
21 Where a buffer is not practical, an opaque fence may  
22 be substituted if approved by the Planning Board in  
23 accordance with Section 577-149.

24 Per Section 577-244.E.3.a, the buffer  
25 shall be 25 feet wide. The applicant proposes a zero

1 (0 ft.) buffer on the west side of the site, whereas  
2 the property abuts the residential uses. A waiver  
3 will be necessary.

4 MR. DEL DUCA: We've addressed that.  
5 That relates to the variance as well, if I'm not  
6 mistaken. And the same reasons would apply; is that  
7 correct, Mr. Chelotti?

8 MR. CHELOTTI: That is correct.

9 MS. MOORE: I just do not have this  
10 waiver noted in the back. So, I'll add Section  
11 577-244.A and I'll state it as residential buffer.

12 MR. DEL DUCA: Okay.

13 MS. MOORE: Per Section 577-244.C.6,  
14 foundation plantings are required, whereas none are  
15 proposed. The plans should be revised or a waiver  
16 requested.

17 MR. CHELOTTI: Actually, we will revise  
18 the plan to include foundation plantings where  
19 feasible. The front of the building has a  
20 combination curb and sidewalk that does reach all the  
21 way back to the building. There is also the walkway  
22 to the service entrance here. So, we would look to  
23 add foundation plantings in this location. And then  
24 we can also look to put foundation plantings along  
25 Walnut Street here on this side.

1 MS. MOORE: Okay. But nothing in front  
2 of the building. So, I would still think you would  
3 need a waiver for the foundation plantings because  
4 you're not providing them at all sides of the  
5 building.

6 MR. CHELOTTI: Yes.

7 MS. MOORE: Per Section 577-244.D, street  
8 trees are required, whereas none are proposed. The  
9 applicant requests a waiver.

10 MR. DEL DUCA: Mr. Chelotti.

11 MR. CHELOTTI: Yes. Just in the location  
12 with the drive aisle here, any street trees along  
13 Walnut Street will be in the sight triangles. It  
14 just didn't seem feasible to put them here. And then  
15 also too, along Broadway, once again, with Camden  
16 County looking to make some major changes along  
17 Broadway potentially, we did not want to plant street  
18 trees that they're going to come and rip back out  
19 again in a year or so.

20 MS. MOORE: So then you're requesting  
21 that waiver?

22 MR. CHELOTTI: Yes.

23 MS. MOORE: Are you possibly going to add  
24 any street trees on Walnut Street outside of the  
25 sight triangle?

1 MR. CHELOTTI: We could potentially look  
2 to add it down in this area here.

3 MS. MOORE: Right. I don't know how much  
4 room you have there between the sidewalk and the  
5 curb.

6 MR. CHELOTTI: What we could do is, work  
7 with your office to see if we could put a street tree  
8 in that location if that's acceptable to you and the  
9 Board.

10 MS. MOORE: All right. And I'll let the  
11 Board know that if there is room, if we find that  
12 there is room then you can at least add one street  
13 tree outside of that sight triangle.

14 MR. CHELOTTI: Okay.

15 MS. MOORE: Per Section 577-224.B.1.e,  
16 the visual impact of large surface parking areas  
17 located along street frontages, shall be minimized  
18 with landscaping. Our office recommends that  
19 additional evergreen landscaping be provided to  
20 screen the views.

21 MR. CHELOTTI: We will work with your  
22 office to provide that additional screening and  
23 evergreens.

24 MS. MOORE: Okay.

25 You would most likely need a waiver



1 because you're not going to completely screen that.

2 MR. CHELOTTI: Correct.

3 MS. MOORE: You would request that  
4 waiver?

5 MR. CHELOTTI: Yes, we would.

6 MS. MOORE: And all electrical and  
7 mechanical equipment shall be screened from view per  
8 Section 577-224.B.19. The plans should be revised or  
9 a waiver requested.

10 MR. CHELOTTI: We will work with the  
11 architect to identify all the mechanical equipment  
12 and make sure that it is screened and work with your  
13 office to make sure that that screening is  
14 acceptable.

15 MS. MOORE: All right. And there -- it's  
16 roof; everything is on the roof?

17 MR. CHELOTTI: If everything is on the  
18 roof, I just think they probably need to get some  
19 additional details to you on that exact screening  
20 that is acceptable.

21 MS. MOORE: Right. So then would you  
22 need this waiver?

23 MR. DEL DUCA: No, we'll comply.

24 MS. MOORE: You can screen anything on a  
25 roof.

1 MR. DEL DUCA: Right.

2 MS. MOORE: All right. So, I will remove  
3 that waiver.

4 Landscape beds should be shown in  
5 continuous mulched beds.

6 MR. CHELOTTI: Yes, we'll revise the  
7 plans to comply with that item.

8 MS. MOORE: And the applicant proposes  
9 two rain gardens to be planted with a "showy New  
10 England Wildflower mix". Our office has concerns  
11 with maintenance requirements, especially weeding. A  
12 maintenance manual should be provided and a less  
13 intensive groundcover should be considered.

14 MR. CHELOTTI: Yes. We will provide the  
15 maintenance manual and we will work with your office  
16 to specify a groundcover that's acceptable.

17 MS. MOORE: Okay. I'll just note that.

18 The applicant proposes to utilize 6  
19 wall-mounted light fixtures and 2 pole-mounted  
20 fixtures. The quantities on the lighting schedule  
21 should be revised.

22 MR. CHELOTTI: We'll comply.

23 MS. MOORE: The wall-mounted fixtures  
24 will be compact fluorescent lamps and the  
25 pole-mounted fixtures will be LED. Our office

1 recommends that the lamp types be coordinated.

2 MR. CHELOTTI: That's no issue to  
3 coordinate those as LED lights.

4 MS. MOORE: Per Sections 577-224.B.9 and  
5 577-243.A, lighting should minimize glare and  
6 off-site spillage. Our office recommends that the  
7 wall-mounted fixtures should be dark sky compliant  
8 given the proximity to residential uses.

9 MR. CHELOTTI: We will revise the plan to  
10 comply with that item.

11 MS. MOORE: Isolux lines have been  
12 provided but should be labeled to identify proposed  
13 lighting levels.

14 MR. CHELOTTI: We'll comply.

15 MS. MOORE: Per Section 577-243.A.10, no  
16 more than 0.25 footcandles are permitted 10 feet from  
17 the property line. It appears that the plan does not  
18 comply. Plans should be revised or a variance  
19 requested.

20 MR. CHELOTTI: We've come across this a  
21 few times. And actually, it's in the City Engineer's  
22 letter that we have to have 0.25 candles at the  
23 property line. So, we would like to request this  
24 variance and we will minimize the amount of spillage  
25 of light off the site. But it is very hard to meet

1 the two conflicting items.

2 MS. MOORE: Right. We understand that.  
3 So, you'll request that variance.

4 MR. CHELOTTI: Right.

5 MS. MOORE: We have lighting levels at  
6 the property line.

7 MR. CHELOTTI: Yes.

8 MS. MOORE: And a Community Impact  
9 Assessment: The applicant is to provide a community  
10 impact assessment in accordance with Section 577-273.

11 MR. CHELOTTI: We'll comply.

12 MS. MOORE: The applicant is to provide a  
13 traffic impact statement in accordance with Section  
14 577-274.

15 MR. CHELOTTI: We will comply.

16 MS. MOORE: The applicant is to provide  
17 testimony regarding any and all environmental  
18 concerns, studies and remediation pertaining to the  
19 site?

20 MR. CHELOTTI: We are not aware of any  
21 environmental studies or investigations on the site.  
22 Mr. Sterin may want to add some testimony to the  
23 site. Are you aware any studies?

24 MR. STERIN: Not at all. I went to City  
25 Hall and they didn't --

1                   MR. DEL DUCA: You'll have to get closer  
2 to the microphone, Mr. Sterin.

3                   MR. CHELOTTI: We had a last-minute  
4 technical glitch so we have to kind of share the  
5 office space under COVID restriction. I apologize.

6                   MR. STERIN: I didn't know nothing about  
7 an environmental problem at this location. And even  
8 before I bought it, I went to City Hall and asked  
9 them and they didn't know anything about it.

10                  MS. MOORE: Okay. So, not that you're  
11 aware of; none?

12                  MR. STERIN: No. None.

13                  MS. MOORE: The applicant proposes a  
14 30-foot trash room in lieu or an outdoor trash  
15 enclosure which is required by Section 577-255.A.2.  
16 The applicant requests a waiver. Testimony should be  
17 provided as to how waste will be stored and removed.

18                  MR. CHELOTTI: The trash room is very  
19 similar to Mr. Sterin's other laundromat over at  
20 Baird Boulevard. There will be trash and recycling  
21 stored inside and the trash and recycling bins will  
22 be placed at the curb for City pick up.

23                  MS. MOORE: And how often is the pick up  
24 in this area?

25                  MR. STERIN: One time per week;

1 Wednesday.

2 MS. MOORE: You said twice a week?

3 CHAIRMAN DeJESUS: Once a week.

4 MR. CHELOTTI: On Wednesdays.

5 MR. STERIN: On Wednesday.

6 MS. MOORE: Okay.

7 CHAIRMAN DeJESUS: Is that on Walnut  
8 Street or Broadway?

9 MR. STERIN: It was on Newton, the corner  
10 of Newton and Broadway.

11 MS. MOORE: Okay.

12 The applicant should testify as to  
13 whether any signage is proposed with this application.

14 MR. CHELOTTI: Currently there is no  
15 signage proposed. Any proposed signage, we will file  
16 a sign application and come back to the Board.

17 MS. MOORE: Okay.

18 MR. DEL DUCA: We'll come back to the  
19 Board to the extent we don't comply with the  
20 ordinance requirements regarding signage, right, Mr.  
21 Chelotti?

22 MS. MOORE: Well, you're not --

23 CHAIRMAN DeJESUS: You still have to  
24 come.

25 MR. CHELOTTI: Yes, I think we still have

1 to come. We still need to be in front of the Board  
2 for the signage.

3 CHAIRMAN DeJESUS: That's correct.

4 MS. MOORE: Since you don't have any  
5 signage at this time, the Board would need to see  
6 exactly what you would be proposing.

7 CHAIRMAN DeJESUS: And where are you  
8 planning to put it?

9 MS. MOORE: Right.

10 MR. DEL DUCA: Even if it complies with  
11 the ordinance as far as size and location and  
12 setback?

13 CHAIRMAN DeJESUS: The answer is yes.

14 MR. CHELOTTI: The ordinance is, it's  
15 very tough to comply with the ordinance and provide  
16 proper branding and visibility for the building.

17 MR. DEL DUCA: Gotcha you. Thank you.

18 MS. MOORE: The applicant proposes to  
19 consolidate the lots. The correct tax map plates and  
20 block and lot numbers must be obtained from the Tax  
21 Assessor. Written verification must be received by  
22 our office prior to final review and signature of the  
23 deeds and/or plat.

24 MR. DEL DUCA: We understand the City  
25 will not need to sign a deed because it's just a

1 consolidation but we will comply with his comment.

2 MS. MOORE: Okay. And it will be by plat  
3 or by deed.

4 MR. DEL DUCA: So, we're just  
5 consolidating it so we'll do it by deed.

6 MS. MOORE: Okay. And do you know that  
7 typically it's coming later with our -- the  
8 "Ordinance Establishing Standards for the Submission  
9 of Maps and Other Documents in a Digital Format,"  
10 you know that you would need to provide a plan for  
11 that, correct?

12 MR. DEL DUCA: I think our plan says, to  
13 be consolidated. To the extent you need something  
14 else, I'm sure we can provide it.

15 MS. MOORE: Okay. Right. We will need  
16 that on a CD.

17 MR. CHELOTTI: We can comply with that.

18 MS. MOORE: The applicant proposes an  
19 80-square foot "play pen" area. Testimony should be  
20 provided.

21 MR. DEL DUCA: Mr. Sterin, can you step  
22 up to the microphone and explain why we want to put  
23 an 80-square foot play pen area which I believe is in  
24 the lower left corner as you face from Broadway?

25 MR. STERIN: Oh, well, I have over 20



1 years' experience with laundromats. And women come  
2 to the laundromat with children, two years old, three  
3 years old, four years old. And in all my  
4 laundromats, I have space for them to play like  
5 balls, something like that, like soft clear balls.  
6 Therefore, I propose this square play place.

7 MS. MOORE: A color-rendered elevation  
8 should be provided for the Board's review. The  
9 building height should be dimensioned and proposed  
10 colors identified. Do you have that available?

11 MR. CHELOTTI: We do not have it  
12 available but we think the architect can provide that  
13 and send that to both your office and to the Board.

14 MS. MOORE: Okay.

15 The architectural plans should indicate  
16 the location of the dryer vents and the applicant  
17 should provide testimony regarding the potential  
18 impact on adjacent residences. Per Section  
19 577-222.J, exhaust fans must be located at least  
20 ten (10) feet from the property lines and rooftop  
21 vents shall be screened from view.

22 MR. CHELOTTI: We'll comply with that.  
23 It's my understanding from the architect that the  
24 vents will be through the roof and that they will be  
25 screened.

1 MS. MOORE: Okay. And then if that's the  
2 case, on revised architectural plans, we will see the  
3 roof vents and the screen, correct?

4 MR. CHELOTTI: That is correct.

5 MS. MOORE: And then what I noted  
6 previously, the plans should note that the applicant  
7 will comply with the City's "Ordinance Establishing  
8 Standards for the Submission of Maps and other  
9 Documents in a Digital Format." The applicant should  
10 be aware that final signatures of approval and  
11 building permits will not be issued until the  
12 required information is received.

13 So, Mr. Chelotti, you realize that the  
14 plan needs to be in NADA 1983 and you're well aware  
15 of our CD requirement, correct?

16 MR. CHELOTTI: Yes.

17 MS. MOORE: Okay.

18 We have the Summary of Variances and  
19 Waivers. I have noted the buffer widths so you will  
20 need that.

21 Let's go through the variances. I have  
22 the minimum building height, front yard, rear yard  
23 and lighting levels at the property line.

24 And then for Waivers we have perimeter  
25 screening. We eliminated the mechanical screening.

1 Bicycle parking; foundation plantings; street trees;  
2 buffer width; trash enclosure. And then we added  
3 Section 577-224.A, the residential buffer. Oh,  
4 that's probably -- no. That's a different one from  
5 buffer width. So, you'll need that also.

6 Am I missing anything that you're aware?

7 MR. DEL DUCA: No. That comports with my  
8 notes as well.

9 MS. MOORE: And you're aware of the  
10 approval process as listed on page 12?

11 MR. DEL DUCA: We are.

12 MS. MOORE: And I have the Outside Agency  
13 Approvals noted as Camden County Planning Board and  
14 Camden County Soil Conservation District.

15 MR. DEL DUCA: I believe that's all  
16 that's required.

17 MS. MOORE: And Mr. Chairman, that  
18 concludes our review.

19 CHAIRMAN DeJESUS: Anybody from the  
20 Planning Board have any questions that relates to  
21 this application? Hearing none, we go to the  
22 public.

23 Is there anyone attending this meeting,  
24 have anything to say in reference to this applicant's  
25 intentions to put a laundromat at the corner of

1 Broadway and Walnut?

2 CHAIRMAN DeJESUS: Hearing none, a motion  
3 is in place.

4 MR. BURNS: Mr. Chairman, before you make  
5 the motion. Mr. Chairman, if I could. There was a  
6 site photo that was addressed early on in the  
7 application. I'd like to mark that as Exhibit A-3.

8 MR. DEL DUCA: I think that was actually  
9 a Google image, if I'm not mistaken. But we'll mark  
10 that A-3.

11 MR. BURNS: Very good. Thank you.  
12 That's all, Mr. Chairman.

13 CHAIRMAN DeJESUS: Thank you. We still  
14 need a motion, please. Anybody there?

15 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
16 make the motion granting preliminary and final site  
17 plan approvals for Camden Cleaning Center, Inc., 1001  
18 Broadway, Block 317, Lots 35 through 40, granting the  
19 variances requested and with the applicant's  
20 assurance they'll try to comply with those waivers  
21 granted to the maximum extent feasible to be  
22 determined by our engineer.

23 CHAIRMAN DeJESUS: He has to come back  
24 when he's going to put the new signs in.

25 VICE-CHAIRMAN MARTIN: Yes. Return for

1 signage.

2 CHAIRMAN DeJESUS: I need a second.

3 MS. CREAN: Second.

4 CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Fred Martin.

6 VICE-CHAIRMAN MARTIN: Yes.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 MS. CREAN: She had to log off.

11 MS. MILLER: Okay. Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Steven Lee.

16 MR. LEE: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 MR. DEL DUCA: Thank you all very much.

20 We appreciate your consideration.

21 CHAIRMAN DeJESUS: Thank you, Mr. Del  
22 Duca. We appreciate your time and effort. Happy  
23 holidays.

24 MR. DEL DUCA: Same to you all. Good  
25 night.

1 MR. CHELOTTI: Thank you very much and  
2 have a good holiday.

3 MR. STERIN: Thank you.

4 CHAIRMAN DeJESUS: We're on to LEAP  
5 Academy University Charter School, 527 Cooper Street.

6 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
7 believe that's to be continued until January 2021.

8 MR. BURNS: Correct.

9 CHAIRMAN DeJESUS: Thank you.

10 Moving on. Minor Subdivision and  
11 Preliminary & Final Site Plan, Matrix Admiral Wilson  
12 Boulevard Development, LLC. Is someone here for  
13 that?

14 MR. SWARTZ: Good evening, Mr. Chairman  
15 and Members of the City of Camden Planning Board. My  
16 name is Robert Swartz. I'm an attorney with the Law  
17 Firm of Florio, Perrucci, Steinhardt & Cappelli.

18 I'm here tonight representing the  
19 applicant, Matrix Admiral Wilson Development, LLC,  
20 here for Final Major Site Plan approval and Minor  
21 Subdivision approval at the property located in the  
22 City's Admiral Wilson North Redevelopment Area  
23 consisting of the following properties: Block 1198,  
24 Lot 1; Block 1201, Lot 1; Block 1208, Lot 4;  
25 Block 1209, Lots 1 & 4; Block 1210, Lots 1 & 2; Block

1 1212, Lot 1; Block 1214, Lot 4; Block 1219, Lots 3 &  
2 25; and Block 1220, Lot 57.

3 By way of history, on November 10, 2013,  
4 by way of Ordinance MC4780 City Council of the City  
5 of Camden adopted the Admiral Wilson North  
6 Redevelopment Plan anticipating the development of a  
7 regional retail center and supermarket. Although the  
8 Redevelopment Plan was aggressively marketed for a  
9 supermarket and retail uses, a prior developer was  
10 unable to secure tenants.

11 In 2015-2016 in concert with the Planning  
12 Board's recommendation, City Council amended the  
13 Redevelopment Plan to allow for a wider range of  
14 potential commercial uses, including a regional mixed  
15 use development that quote unquote may include  
16 manufacturing, warehousing, storage, processing and  
17 other commercial uses with significant employment  
18 potential for hiring and training residents of  
19 Camden. The applicant's proposed project satisfies  
20 the Redevelopment Plan as amended.

21 Tonight, we're here to present the  
22 applicant's application for one, preliminary and  
23 Final Site Plan approval with variance and/or waiver  
24 relief, permit the construction of a 145,390 square  
25 foot warehouse with associated 231 car parking

1 spaces, 738 van parking spaces, 83 van personal  
2 parking spaces, 10 loading docks, and 13 trailer  
3 parking stalls, along with signage, landscaping and  
4 stormwater requirements along with any and all  
5 waivers, variances and other relief and approvals as  
6 required by the City of Camden Planning Board.

7           And two, we're here for a minor  
8 subdivision approval for a lot line adjustment  
9 between Block 1210, Lot 2 and Block 1214, Lot 4  
10 resulting in new lot configurations but not an  
11 additional lot or lots along with lot consolidation  
12 relating to the following Blocks, 1198, 1201, 1209  
13 and 1212, and along with any and all waivers,  
14 variances and/or relief and approvals as required by  
15 the City of Camden Planning Board.

16           I have the following witnesses with me  
17 this evening, Arthur Bifulco, representative of the  
18 applicant; Christopher Hager, professional engineer  
19 with Langan Engineering & Environmental Services;  
20 Karl Pehnke, traffic engineer with Langan Engineering  
21 & Environmental Services; Sean Moronski, professional  
22 planner with Langan Engineering & Environmental  
23 Services; and James Biegen, professional engineer  
24 with Maser Consulting.

25           Mr. Burns, would you like to swear in the



1 witnesses?

2 MR. BURNS: Very good. If you could all  
3 raise your right hands, please.

4 - - -

5 CHRISTOPHER HAGER, P.E., LEED--AP;  
6 KARL PEHNKE, P.E.; SEAN MORONSKI, P.P.; JAMES BIEGEN  
7 P.E., ARTHUR BIFULCO, having first been duly  
8 sworn/affirmed, was examined and testified as  
9 follows:

10 - - -

11 MR. BURNS: And when counsel calls you,  
12 at that time, you can again state your name for the  
13 record and provide you address and affiliation. My  
14 understanding, Counsel, is that you'll bring up the  
15 people as needed as we go through Ms. Moore-Johnson's  
16 review letter; is that correct?

17 MR. SWARTZ: That would be fine and  
18 acceptable by us, yes.

19 MR. BURNS: I think that will be the  
20 preference of the Chair, is that correct, Mr.  
21 Chairman?

22 CHAIRMAN DeJESUS: Yes, of course.  
23 Absolutely.

24 MR. BURNS: Very good.

25 CHAIRMAN DeJESUS: Do you want to start?

1 MR. SWARTZ: Ms. Moore, do we want to go  
2 through your report then?

3 MS. MOORE: Yes. I didn't know if you  
4 wanted to provide anymore background but that's fine.

5 MR. SWARTZ: Actually, I wasn't sure if  
6 the Board wanted me to. The only thing I'd really  
7 like to do is, Artie, would you give a brief  
8 background of the company and of the subject site  
9 itself?

10 MR. BIFULCO: Sure. This is Arthur  
11 Bifulco for the applicant, Matrix Development. First  
12 of all, just thanks to the Board members and thank  
13 you everyone that's worked behind the scenes to help  
14 us get to the point we are tonight and we really  
15 appreciate the process that you've all gone through  
16 and to quickly get us here tonight.

17 Just to give you a brief background on  
18 Matrix. We've been doing real estate development for  
19 around 40 years now in New Jersey. And we're also in  
20 New York and Pennsylvania. During that time, we've  
21 done just about every type of development,  
22 residential, mixed use, industrial like you see here  
23 before you tonight, including redevelopment  
24 projects. So while we're new to the City of Camden,  
25 we're not new to this real estate business at all.

1 We have a good background in it and we're excited to  
2 be here.

3           Now, regarding this particular project,  
4 what we're presenting tonight is a spec delivery  
5 station. So for any of you not familiar with the  
6 lingo, what a spec delivery station is, just the spec  
7 part of it is, we don't have a tenant right now.  
8 We're looking for tenants and we expect it to heat up  
9 even more than it is already. Once we receive,  
10 hopefully your approval on it, the tenants typically  
11 like to have seen that the approval process is  
12 moving. So, we don't have a tenant now but are  
13 looking forward for an approval and securing a  
14 tenant. And the delivery station part of it, it's  
15 kind of a new part of a warehouse system.

16           And what it is basically, and I'll give  
17 it to you in a nutshell so we can move on, tractor  
18 trailers bring items to get stored temporarily and  
19 I'll say reorganized and they get loaded on box  
20 trucks, vans and even cars like UBERS and LIFTS and  
21 that sort of thing and it gets delivered to the end  
22 user. The end user is basically you and I and they  
23 get put on our porch.

24           The truly great part about this use and  
25 this particular type of delivery station or delivery

1 stations in general, I should say, is that we expect  
2 very low, very minimal peak traffic impacts just by  
3 the virtue of the way they operate. And that is in a  
4 nutshell of what we're presenting tonight. So, we  
5 can go back to the team and they'll give you more  
6 details as we go through Dena's letter I'm sure.  
7 If you have any questions, I'll be here for questions  
8 as well.

9 MR. SWARTZ: Thanks, Artie.

10 MS. MOORE: I wanted to note too, our  
11 original letter, Remington & Vernick's letter was  
12 dated November 11, 2020. At that time, we reviewed  
13 the project that had 232 car parking spaces and  
14 641-van parking spaces. So since then, we had  
15 received the application for the minor subdivision  
16 and the revised Preliminary & Final Site Plan that  
17 included 231 car parking spaces and 761 van parking  
18 spaces. So, that is what we reviewed. And the  
19 applicant did satisfy a lot of the comments that we  
20 had from the November letter.

21 So I am referring to Remington  
22 & Vernick's letter dated December 9, 2020. And I  
23 will be starting off on page 6. I'm sorry. Let me  
24 go back to see if -- okay, we'll start on page 6  
25 under Performance Standards for the Streets.

1                   VICE-CHAIRMAN MARTIN: Excuse me,  
2 Dena.

3                   MS. MOORE: Yes.

4                   VICE-CHAIRMAN MARTIN: Mr. Chairman,  
5 would it be possible to have one of the engineers  
6 from the project share a screen with a site plan so  
7 we can be looking at that as Dena is going through  
8 the letter?

9                   CHAIRMAN DeJESUS: Yes. Can we submit  
10 the drawing of the building, please?

11                  MR. HAGER: Right. Mr. Chairman, this is  
12 Chris Hager. If you could possibly give control or  
13 allow Kyle MacGeorge to share his screen. Kyle is  
14 one of our engineers that worked on it. I'll be  
15 providing the testimony working back and forth with  
16 Dena on the testimony. Kyle will pull up his screen.

17                  CHAIRMAN DeJESUS: Luis, can we do this?  
18 Thank you.

19                  MS. MOORE: Thank you. I have noted 17th  
20 Street, 20th Street, Bank Street, Randolph Street,  
21 Carmen Street, and Admiral Wilson Boulevard are all  
22 existing two-way roadways.

23                  The applicant notes a right-of-way  
24 dedication at the intersection of 17th Street at  
25 Admiral Boulevard. This intersection reconfiguration

1 is currently under design by Camden County and the  
2 NJDOT. So, the final design could consider  
3 additional right-of-way being acquired by NJDOT,  
4 which would affect the proposed basin design at this  
5 location. I want to make sure that the applicant is  
6 aware of this.

7 MR. HAGER: We are, Dena. And so I  
8 can --

9 MR. SWARTZ: Chris, hold on for one  
10 second for me, please.

11 MR. HAGER: Yes.

12 MR. SWARTZ: Would you do me a favor. I  
13 apologize. Chris, would you do me a favor and just  
14 put your qualifications on the record for us so that  
15 the Board can accept us.

16 MR. HAGER: Absolutely. So that I don't  
17 forget, we're going to jump on, Dena, where you ask  
18 for testimony on the zoning.

19 Chris Hager, H-A-G-E-R with Langan  
20 Engineering & Environmental Services. I'm at 1818  
21 Market Street, Suite 33 in Philadelphia,  
22 Pennsylvania. Langan is a New Jersey-headquartered  
23 firm. I'm a professional engineer in New Jersey and  
24 in many other states. I have a Bachelor of Science  
25 in civil engineering from Lehigh University and

1 Master's in civil engineering from Lehigh University;  
2 a real estate certificate from Monmouth University.  
3 I've been practicing in New Jersey and the  
4 surrounding states as an engineer for the last 26  
5 years with Langan Engineering. And I've testified in  
6 front of many of you Board members many times over  
7 the last several years.

8 MR. SWARTZ: Thank you, Chris.

9 MS. MOORE: Thank you. Chris, I do need  
10 to go back to the area and bulk requirements. I'm on  
11 page 5. Per the Amended Redevelopment Plan, the area  
12 and bulk requirements of the underlying TOD zone in  
13 Section 577-120 shall be applied to the overall tract  
14 if the following are true:

15 a) The tract in question is planned and  
16 designed in as a coordinated development (regardless  
17 of construction, timing or phasing, or the existence  
18 of multiple developers).

19 b) Any internally subdivided lots are  
20 designed and function as part of the overall  
21 development.

22 c) All lots are subject to a mechanism  
23 for coordinated management of the entire development  
24 to ensure comprehensive management of the entire  
25 facility as approved by the Camden Redevelopment

1 Agency.

2           So, a "tract" shall be defined as a  
3 property or area of land comprised of one or more  
4 contiguous lots that are developed or built upon as a  
5 single unit, regardless of intervening public  
6 right-of-ways.

7           So, did you want to put on record any  
8 testimony regarding this statement from the  
9 Redevelopment Plan?

10           MR. HAGER: Sure. Just the fact that we  
11 do absolutely meet the definition of "tract" in the  
12 Redevelopment Plan. What you see here in the colored  
13 rendering pieces are the multiple lots that Mr.  
14 Swartz had identified. They'll all be under a single  
15 ownership. We do have -- it is divided by 17th  
16 Street and 19th Street which is allowed per the  
17 Redevelopment Plan.

18           And the other item that I just wanted to  
19 note is, it may be phased from really probably two  
20 small prospectives which would be that extreme left  
21 parking lot, the very small one you see to the left  
22 of 17th Street. And then the small one you see to  
23 the extreme upper right on the righthand side of 19th  
24 Street. We don't need those parking spaces to  
25 satisfy the parking requirement. So we do anticipate



1 and propose that those two lots would likely be part  
2 of a phased-approach that the rest of the  
3 development would all be done as part of the single  
4 phase.

5 MS. MOORE: And then I did make a comment  
6 regarding the right-of-way dedication that you have  
7 noted on the plans at the intersection of 17th &  
8 Admiral Wilson Boulevard. Now, the DOT and Camden  
9 County are not completed -- have not completed that  
10 design. And it's very possible that if additional  
11 right-of-ways is taken, that would affect your basin  
12 design. And, so, you would just come back, I'm  
13 assuming, to get an amended approval. Of course,  
14 that takes jurisdiction over what approval you would  
15 get now if they do need to have you make a redesign  
16 in that area.

17 MR. HAGER: That's correct. And we would  
18 like to discuss or request that we would be working  
19 closely with the county and DOT to accommodate that.  
20 If it's possible -- if there needs to be any type of  
21 stormwater redesign for that to be coordinated with  
22 the Planning Board Engineer and the City Engineer and  
23 not have to come back for a formal amended site plan  
24 approval. Mr. Swartz could maybe add to that but  
25 that would certainly be a request, if possible, if we

1 need to redesign because of the DOT or county in that  
2 section.

3 MS. MOORE: Well, typically, you would  
4 come back especially concerning the right-of-way  
5 because that would make changes to your minor  
6 subdivision plan. So, I would think you'd have to  
7 have both the subdivision and the site plan; an  
8 amended approval.

9 MR. BURNS: I agree, Dena. I think  
10 they'd probably have to come back. I mean, we can  
11 look at it at the time but... I think -- I'm  
12 inclined to agree with you.

13 MS. MOORE: Right. It just affects  
14 things with that right-of-way. And from what I  
15 understand, they're not going to be complete with  
16 that design until around March or April.

17 MR. BURNS: Right.

18 MR. HAGER: Understood.

19 MS. MOORE: A street opening permit from  
20 the City of Camden, in accordance with the Street  
21 Opening Permit Ordinance of the City, would be  
22 required for a street opening on one of the municipal  
23 roads. The City Engineer should be contacted  
24 concerning the application and fees involved.

25 MR. HAGER: We'll comply.

1 MS. MOORE: A road opening permit from  
2 the New Jersey Department of Transportation would be  
3 required for a road opening on Admiral Wilson  
4 Boulevard.

5 MR. HAGER: Understood and we'll  
6 comply.

7 MS. MOORE: The applicant should consider  
8 vacating the paper streets on the north and west side  
9 of Block 1213, Lot 3 and also at the southeast corner  
10 of the site.

11 MR. HAGER: Right. So that actually is  
12 down along Admiral Wilson Boulevard. The screened-in  
13 parcel, Kyle, if you can show that. Right. That's  
14 that area. There's actually a right-of-way in there.  
15 And we don't have that as part of our project. We  
16 don't anticipate needing it and we're not proposing  
17 that at the moment, Dena.

18 MS. MOORE: Under Parking and Loading.  
19 The applicant has provided a revised overall site  
20 plan depicting the additional parking at the  
21 southeast corner of the site near BMP-4. This change  
22 should be reflected throughout the site plans with  
23 respect to stormwater, lighting and landscaping.

24 MR. SWARTZ: It, in fact, has your  
25 December review letter is related to the entire

1 resubmission for what you see here on the plans. So,  
2 that has been incorporated. We acknowledge we still  
3 have some work to do in addressing the comments by  
4 Remington & Vernick. But I just want to assure you  
5 that the newest submission that Dena reviewed, did  
6 have this incorporated to all the drawings.

7 MS. MOORE: All right.

8 The amount of off-street parking provided  
9 on the tract, cannot exceed 120% of the minimum  
10 required unless justified through prior experience.  
11 Testimony should be provided.

12 MR. SWARTZ: Right. So, in this one, we  
13 are providing more parking, more than 120% of what's  
14 allowed. And, really, that is, you know, the number  
15 of spaces that we've shown and perhaps even those  
16 spaces is a type of parking that is being requested  
17 by these facilities and these types of owners.

18 And, you know, we're maximizing the  
19 ability of traction of this parcel for the  
20 warehouse, the users. And Matrix has a long history  
21 in developing warehouse distribution projects similar  
22 to this including in the State of New Jersey. So,  
23 it's through prior experience that we've developed  
24 our parking strategy.

25 MS. MOORE: And can you tell me exactly

1 how many van parking spaces there are because I  
2 had -- I did a quick calculation before. I thought I  
3 added -- I thought I had 761 but then I have noted  
4 here 738.

5 MR. HAGER: I just need to dig it up. We  
6 have 83 -- 738 van parking spaces.

7 MS. MOORE: It is 738?

8 MR. HAGER: That's correct.

9 MS. MOORE: And then you know -- and then  
10 there are 83 van personal spaces?

11 MR. HAGER: Correct.

12 MS. MOORE: So, what I indicated before  
13 was not correct. So, it's 738 van parking spaces.  
14 Okay. Thank you.

15 Per the Amended Redevelopment Plan,  
16 required parking spaces for any use may be provided  
17 anywhere within the overall redevelopment area tract.  
18 If required parking is provided on a different lot  
19 than the use it is serving, the appropriate deed  
20 restrictions and easements must be submitted.

21 MR. HAGER: Right. We are suggesting  
22 that Mr. Swartz's land use attorney and your  
23 solicitor work through that if, in fact, it's  
24 necessary as identified in the Redevelopment Plan as,  
25 in fact, as one tract. So whether or not that's

1 necessary but we would look to your solicitor and  
2 land use attorney to work through that.

3 MR. BURNS: We can work. I can certainly  
4 work with Bob to address that.

5 MR. SWARTZ: Thank you, Mr. Burns.

6 MS. MOORE: Bus stops exist at 17th  
7 Street and Federal Street, 19th Street and Federal  
8 Street, and Baird Boulevard at Admiral Wilson  
9 Boulevard. The applicant should work with NJ Transit  
10 to provide connections to the site.

11 MR. HAGER: We do have sidewalks. We  
12 have some proposed sidewalks and we agree to work  
13 with New Jersey Transit to just have sort of the  
14 proper access to the public facilities.

15 MS. MOORE: The applicant should replace  
16 the sidewalk and curb along the proposed  
17 rights-of-way.

18 MR. HAGER: We are proposing new  
19 sidewalks and curb along our frontage. And we are  
20 working closely with Ms. Moore and Orion, the  
21 Engineer, on conditions of immediately adjacent  
22 sidewalks to determine any type of replacement or  
23 repairs.

24 MS. MOORE: Okay. I know we mentioned  
25 that. But at this point we were looking for you to

1 replace the entire sidewalk and curb along your  
2 frontage.

3 MR. HAGER: That's correct.

4 MS. MOORE: You can have further  
5 conversation with the City Engineer on that. But  
6 that is what the Planning Board would be expecting  
7 along your frontage, of course, where it currently  
8 exists that it be replaced.

9 MR. HAGER: Along the frontage.

10 MS. MOORE: Right. Along your frontage.

11 MR. HAGER: Correct.

12 MS. MOORE: The applicant is proposing  
13 BMPs which will be surface basins. There are public  
14 safety concerns with pedestrian access to surface  
15 basins in the City. The applicant should provide  
16 testimony as to why underground basins only are not  
17 being proposed.

18 MR. HAGER: So, we are -- we're proposing  
19 a combination of surface basins which you can see  
20 one down right along Admiral Wilson Boulevard and one  
21 down at the far righthand corner which is a little  
22 bit off the screen. Maybe it's just on my screen.

23 MS. MOORE: Right.

24 MR. HAGER: There you go.

25 MS. MOORE: That's near the residential,

1 correct?

2 MR. HAGER: I'm sorry?

3 MS. MOORE: That's near residential near  
4 Randolph Street?

5 MR. HAGER: That's correct. That's near  
6 Randolph.

7 MS. MOORE: Okay.

8 MR. HAGER: And then we have actually in  
9 the upper righthand corner, we have another surface  
10 basin. And then we have three underground detention  
11 basins, one to the left, one up toward the top where  
12 Kyle is circling and then one over to the right. So,  
13 we're using the combination of both.

14 And the reason is, this is a challenging  
15 site from many perspectives; from a shallow ground  
16 water prospective and from a water quality standpoint  
17 because our site, because its proximity to the Cooper  
18 River --

19 MS. MOORE: Can you point out where the  
20 Cooper River is right there on the --

21 MR. HAGER: Sure. Right on the other  
22 side of Admiral Wilson.

23 A portion of our stormwater goes down  
24 toward Admiral down toward Cooper River. A portion  
25 does head up north toward Carmen. But we're required



1 to provide water quality to meet strict requirements  
2 for the DEP. And they are very strident requirements  
3 when it relates to the Cooper River. And the only  
4 way we can achieve that is to introduce some form of  
5 surface basins which are bioretention basins.

6 So, they have an engineer fill in them;  
7 have a certain detention time which we'll be talking  
8 about shortly. We've got some pre-filtering going on  
9 as part of our underground basins. So, there is a  
10 lot of work being done here on water quality. And  
11 surface basins, surface bioretention basins are an  
12 absolutely necessity in order to hit the numbers that  
13 the DEP is requiring us to hit.

14 MS. MOORE: Okay. And there is no  
15 permanent pool, correct?

16 MR. HAGER: No permanent pool and they  
17 will be fenced.

18 MS. MOORE: Right. And then the  
19 bioretention basins are pretty much more of a  
20 landscape-type. They have a mix in them that is  
21 grass and --

22 MR. HAGER: That is correct. So, they  
23 will be landscaped features except when they are  
24 serving its purpose during a storm event.

25 MS. MOORE: All right.

1           Per Section 577-229.G.12, soil borings  
2 driven at least four (4) feet below the basin bottom  
3 are to be provided with the application for  
4 approval. At least two (2) borings shall be provided  
5 plus one (1) additional boring for each 20,000 square  
6 feet of surface area above the first 20,000 square  
7 feet.

8           MR. HAGER: Yes. A geotechnical  
9 investigation was performed including these types of  
10 borings and is being submitted as a separate document  
11 and that information has been considered in a  
12 stormwater management design.

13           MS. MOORE: And you will provide that for  
14 review, correct?

15           MR. HAGER: Yes.

16           MS. MOORE: Per Section 577-229.B.6,  
17 crowns shall be matched across structures. The  
18 applicant requests a waiver.

19           MR. HAGER: Right. We're requesting a  
20 waiver. And what that means is, crowns match the  
21 top; the top of pipes match. We're unable to do that  
22 because of the shallow covers. So, the bottoms of  
23 our pipe match when you go across like an inlet or a  
24 manhole. We've got very shallow slopes on the pipes.  
25 We've got shallow cover because of the high-ground

1 water conditions. But we just need to match the  
2 bottoms of pipes as opposed to the tops. So, we are,  
3 in fact, requesting this waiver.

4 MS. MOORE: The applicant has provided  
5 on-site stormwater collection system calculations.  
6 The runoff coefficient for CB-4.1 should be revised.

7 MR. HAGER: Yes, that will be revised.

8 MS. MOORE: The previously developed  
9 portion of the site is exempt from the groundwater  
10 recharge requirement. A New Jersey Groundwater  
11 Recharge Spreadsheet should be completed for the  
12 portion of the site that was undeveloped.

13 MR. HAGER: Right. Because of the  
14 environmental conditions on the site, there is no  
15 stormwater recharge that's being proposed here. It's  
16 all being managed. It's being created for water  
17 quality, but we are not proposing to recharge any  
18 stormwater. And that's all being worked out as part  
19 of our DEP approval process. So, really, that  
20 becomes not applicable. We're not proposing any  
21 stormwater recharge on the site because of  
22 environmental conditions.

23 MS. MOORE: Okay. So then, I will leave  
24 this for DEP's approval. I know when I talked to a  
25 representative there, because you did have a portion

1 of this site that was undeveloped, that you should at  
2 least, at a minimum, provide that spreadsheet. But  
3 I'll go with them because they have jurisdiction over  
4 that type of approval. And we'll just see what they  
5 come up with during their review.

6 MR. HAGER: We would agree with that to  
7 defer to DEP on that, Dena. Thank you.

8 MS. MOORE: We'll go to page 11.

9 Calculations demonstrating that the basin  
10 will dewater within 18 hours after the end of the  
11 rain event shall be provided for the bioretention  
12 basins which would be Section 577-229.I.1 and the  
13 underground stormwater systems which is Section  
14 577-229.J.4.

15 And you're requesting a waiver of the  
16 water, the underground stormwater system, correct?

17 MR. HAGER: The underground, correct.  
18 So, the surface ones will drain within the 18 hours.  
19 The underground will need 24 hours detention so that  
20 we get that beefed up water quality, you know,  
21 additional water quality measures to help meet the  
22 DEP requirements.

23 MS. MOORE: And within 24 hours is the  
24 actual NJDEP requirement, correct?

25 MR. HAGER: Yes.

1 MS. MOORE: It's just that the City has a  
2 more strict requirement of 18 hours?

3 MR. HAGER: Correct.

4 MS. MOORE: All right. So, I have noted  
5 that waiver request.

6 And then the stormwater report should  
7 clearly indicate that a three-foot separation is  
8 provided between the basin bottom and the estimated  
9 seasonal high groundwater table for the bioretention  
10 basins which is Section 577-229.I.3 and the  
11 underground stormwater systems which is Section  
12 577-229.J.6.

13 MR. HAGER: Right. So, we're requesting  
14 a waiver on the underground systems where we're  
15 proposing two feet and three feet for the  
16 bioretention areas. Once, again, all of that we'll  
17 sort of defer to the DEP approval. But because of  
18 the shallow groundwater conditions here, we're  
19 proposing two-foot separation for the underground.

20 MS. MOORE: Are you able to provide which  
21 we'll confirm once we see the geotech report for the  
22 three-foot separation with the bioretention basin?

23 MR. HAGER: That's correct.

24 MS. MOORE: With the underground  
25 stormwater system that you are providing two feet,

1 correct?

2 MR. HAGER: Correct.

3 MS. MOORE: Okay. So, then, because our  
4 ordinance requires three feet, and you can't do  
5 any more than two feet. I know the DEP requires two  
6 feet but Camden does require three. And that's more  
7 important in Camden because we have a combined sewer  
8 system. So, if you're able to provide any more than  
9 two, we need you to be able to provide the most  
10 amount possible.

11 MR. HAGER: We agree with that and we'll  
12 work hard to do that. I think what's important to  
13 know is that our underground systems are not  
14 recharging nor are our bio's so I think that's  
15 important for everybody to know.

16 Our underground pipes are going to be  
17 sealed; that only our stormwater is getting in there.  
18 So, there is much less of a concern of that  
19 separation. We are not going to be taking on  
20 groundwater and sending it to your combined sewers.  
21 Because we're not going to be recharging.

22 MS. MOORE: Right. But are you able to  
23 provide more than two feet at all? Because that will  
24 be the minimum that we would be able to accept.

25 MR. HAGER: We can -- you know, in the

1 finalization of the geotechnical, we have done that  
2 work. We've been able to sort of do the redesign,  
3 Dena, as part of this resubmission. And, you know,  
4 we're confident on the two feet. If that can be  
5 improved at all, you know, we can. But we're  
6 requesting the waiver to allow for the two feet.

7 MS. MOORE: And we would accept that.  
8 Our office would accept that at a minimum and the  
9 City Engineer's office too. But along with that, we  
10 would request that you perform buoyancy calculations.  
11 That would be a requirement for that waiver, buoyancy  
12 calculations.

13 MR. HAGER: We will comply.

14 MS. MOORE: And also, a pressure test  
15 after construction would be required.

16 MR. HAGER: Yeah. We would have  
17 to -- we would certainly work with the manufacturer  
18 and do whatever type of manufactured approved testing  
19 to confirm, you know, water tight -- water-tight  
20 gaskets.

21 MS. MOORE: Well, that's something that  
22 the City -- now, during the design process, we  
23 definitely would need the buoyancy, signed and sealed  
24 buoyancy calculations with that waiver.

25 MR. HAGER: Yes.

1 MS. MOORE: Okay. The applicant must  
2 prepare a stormwater maintenance plan for the  
3 stormwater management system for the New Jersey Best  
4 Management Practices Manual. The name, title,  
5 address, and phone number of the responsible party  
6 for the maintenance must be provided.

7 MR. HAGER: We'll comply.

8 MS. MOORE: The applicant should be aware  
9 that a stormwater maintenance plan must be recorded  
10 at the County Clerk's Office prior to receiving final  
11 signatures on the plan.

12 MR. HAGER: We will comply.

13 MS. MOORE: And a stormwater fee of  
14 \$8,124.89 has been calculated for the site as  
15 outlined in Appendix XVIII of the City Ordinance.  
16 This fee must be paid by the applicant prior to final  
17 signature of the plan.

18 MR. HAGER: Understood.

19 MS. MOORE: We've noted for Item 32,  
20 A.B.C.D., that language has been added on notes on  
21 the site plans. It must also be included in the  
22 stormwater maintenance plan. So, you'll add those  
23 items in the plan?

24 MR. HAGER: We'll comply.

25 MS. MOORE: Per Section 577-227.A.4,



1 permanent benchmarks shall be set for all major  
2 subdivision and for site plans exceeding two (2)  
3 acres in size. Concrete monuments or other similar  
4 permanent structure shall be used.

5 MR. HAGER: We'll comply.

6 MS. MOORE: The applicant should confirm  
7 that the proposed building does not have a basement  
8 or a crawl space.

9 MR. HAGER: Proposed basement does not  
10 have a basement or a crawl space.

11 MS. MOORE: The applicant has revised the  
12 grading in the area northeast of BMP-2. The plans  
13 should note that the proposed grading must not exceed  
14 3 to 1 (3:1). You'll add that on the plans?

15 MR. HAGER: Yes. The design I think as  
16 you acknowledge is now 3 to 1 (3:1). We'll add a  
17 note to the plan.

18 MS. MOORE: Okay.

19 Per section 577-227.A.7, existing grades  
20 shall not be changed within five (5) feet of the  
21 boundary with an adjacent property. The applicant  
22 requests a waiver.

23 MR. HAGER: That's correct. Because of  
24 the flood elevation sort of in this area, in order  
25 for us to meet code requirements and meet any type of

1 tenant requirements, there's quite a -- several feet  
2 of fill that are being brought on to the site.

3 So, we need to match the edge condition  
4 at around the perimeter. And then we need to start  
5 sloping up essentially right away to start meeting  
6 those grades. So, we are requesting a waiver for that  
7 5-foot setback to be able to grade within there.

8 MS. MOORE: Okay.

9 Each proposed ADA ramp location within  
10 the City right-of-way should be designed and  
11 submitted for review.

12 MR. HAGER: We concur. That's Right.  
13 Once all the sidewalk locations are identified and  
14 the ADA ramps are identified, we would be submitting  
15 ADA ramps for review.

16 MS. MOORE: The applicant should provide  
17 testimony regarding the multiple locations of  
18 crossings between the storm sewer pipe and the  
19 potable water pipe where 18 inches of clearance is  
20 not provided.

21 MR. HAGER: Yes. The intent was to  
22 revise the design to address that to make sure we had  
23 18 inches of clearance. We thought we got all the  
24 areas but we'll double check. We will provide the 18  
25 inches.

1 MS. MOORE: All right.

2 All developers and applicants should note  
3 that due to a City Ordinance, a Capacity Fee may be  
4 applicable to the proposed development. The  
5 applicant shall contact the City Engineer for all  
6 costs related to the same.

7 I'll tie that in to the fact that the  
8 project must be approved by the City Engineer and the  
9 City Fire Chief. So, you should have received the  
10 City Engineer's review.

11 MR. HAGER: We did today and we don't  
12 have any objections to those items.

13 MS. MOORE: And you know that you would  
14 need to satisfy all the items in his review in  
15 addition to these. So, should this application  
16 receive approval, you would submit revised plans to  
17 both of our offices?

18 MR. HAGER: Understood.

19 MS. MOORE: A CCTV inspection of the  
20 sewer (combined, sanitary and storm) system  
21 must be performed and reviewed by the City Engineer  
22 prior to construction. The applicant will be  
23 responsible for any improvements to the existing  
24 infrastructure required for the connection of the  
25 proposed project. You acknowledge that?

1           MR. HAGER: Yes. We will coordinate that  
2 location with Orion.

3           MS. MOORE: Details for the Associate  
4 Outdoor Area should be provided?

5           MR. HAGER: We're proposing to. Once a  
6 tenant is secured and has their requirements, we're  
7 proposing to do the layout of that and we would  
8 submit that for review.

9           MS. MOORE: Okay.

10           The bike rack details shown on Sheet 48,  
11 do not appear to match the style of the racks shown  
12 on the site plan. Our office recommends that a more  
13 decorative rack should be specified, such as a  
14 stainless-steel circular style.

15           MR. HAGER: Part of the U-shapes that are  
16 in the detail, it tends to be what we see for this  
17 type of facility for this type of use. And that's  
18 what we would propose on this. It's a pretty common  
19 sort of U-shaped or reverse U-shaped style.

20           MS. MOORE: Okay. And we're just  
21 recommending that a more decorative rack should be  
22 specified. Just to note our recommendation.

23           The following additional details have  
24 been added: Type "B" modified inlet, the 2' x 2'  
25 inlet, ADA ramps and bench. The speed bumps are

1 proposed so a detail should be provided.

2 MR. HAGER: We will provide.

3 MS. MOORE: Okay.

4 Per the Amended Redevelopment Plan, a  
5 single row of street trees shall be planted along  
6 local roads at a distance of no more than 50 feet  
7 apart. It appears that street trees have been  
8 grouped along 20th Street, leaving Bank Street  
9 without trees.

10 MR. HAGER: I'm sorry. I was on mute.  
11 The plan has been updated.

12 MS. MOORE: Okay.

13 Per the Amended Redevelopment Plan,  
14 street trees are required along Admiral Wilson  
15 Boulevard, whereas no street trees are proposed. The  
16 applicant requests a variance. Appropriate  
17 justification should be provided.

18 MR. HAGER: Right. Along Admiral Wilson  
19 Boulevard is our detention basin. And that's for the  
20 detention basin berm and for any type of -- it's sort  
21 of dammed up to allow -- to serve as a stormwater  
22 basin. You know, you don't plant trees on there  
23 because the roots actually create a weakness in that  
24 structure of berm and provide potential piping and it  
25 could lead to failure. Often a cause of dam failures

1 and things are from tree roots and things. So, we  
2 have not proposed any trees in that particular zone  
3 right along Wilson Boulevard for that reason. But we  
4 are requesting if that's a waiver --

5 MS. MOORE: Variance.

6 MR. HAGER: Variance --

7 MS. MOORE: Of the Amended Redevelopment  
8 Plan.

9 MR. HAGER: Yes, we're requesting a  
10 variance there.

11 MS. MOORE: Okay.

12 And you would not need a variance of the  
13 street trees for the situation in Item No. 1 with the  
14 20th Street and Bank Street, correct? Or you -- you  
15 said you revised it so that there is -- you do have  
16 street trees on Bank Street?

17 MR. HAGER: Yes. Can you --

18 MS. MOORE: Because I have noted that you  
19 would need a variance for Bank Street, right, because  
20 that's another detention basin.

21 MR. HAGER: Actually that's another --  
22 yes, that's another detention basin-type scenario.

23 MS. MOORE: Okay. Same testimony. You  
24 would request a variance for street trees?

25 MR. HAGER: That's correct. Up along

1 Randolph we don't have that berm-type condition so  
2 we've been able to accommodate. But on Bank Street  
3 we're not proposing trees.

4 MS. MOORE: Okay.

5 MR. HAGER: Thank you.

6 MS. MOORE: No problem.

7 Per the Amended Redevelopment Plan, five  
8 (5) percent of the interior parking area shall be  
9 landscaped and one tree is to be provided for every  
10 10 parking spaces. The applicant proposes a  
11 landscaped area of 4,745 square feet where 13,100  
12 square feet is required. In addition, the applicant  
13 proposes 6 trees where 23 trees are required. The  
14 applicant requests a variance. Appropriate  
15 justification should be provided.

16 MR. HAGER: Right. So interior parking  
17 landscape is not proposed in certain areas really due  
18 to both the space and operation restrictions. And  
19 the landscaping shown is in keeping with this type of  
20 landscape proposed for these facilities.

21 And planting, we've taken that interior  
22 planting and pushed it out, you know, to the edges to  
23 the maximum extent that we could. And we understand  
24 that there's payment in lieu of for trees or  
25 landscape missing. We do meet the landscape area

1 number. It's the trees where we're short on and we  
2 understand that.

3 MS. MOORE: Okay. So, I'll mention  
4 that.

5 It should be noted that per the Amended  
6 Redevelopment Plan, if the minimum five (5) percent  
7 landscape area and one (1) tree per ten (10) parking  
8 spaces requirements are not satisfied within the  
9 redevelopment area, a maximum of one-half of the  
10 requirement may be satisfied through planting of the  
11 required landscaping elsewhere in the community, or  
12 through a contribution in lieu of landscaping. This  
13 contribution shall be used to provide landscaping  
14 off-site and provide a community benefit. The  
15 required contribution in lieu of landscaping shall be  
16 calculated at the rate of \$350 per tree and \$75 per  
17 100 square feet of required landscaping.

18 So, you do acknowledge that?

19 MR. HAGER: We do acknowledge that. And  
20 with our revised plans, we will look to see if we  
21 could maximize any additional trees on site and then  
22 recognize a payment in lieu of this that ends up  
23 being necessary.

24 MS. MOORE: Okay. We'll do that. And  
25 we'll look at that prior to plan approval exactly



1 where you stand. Where --

2 MR. HAGER: Sure.

3 MS. MOORE: -- you would need that.

4 MR. HAGER: Thank you.

5 MS. MOORE: Per Section 577-224.A.5,  
6 trees within 20 feet of the Right-of-Way shall not be  
7 removed. The applicant requests a waiver.

8 MR. HAGER: There's not much to salvage  
9 in there with the improvements that we have. So, we  
10 would be doing a removal of that in replacement with  
11 on-site new landscape.

12 MS. MOORE: Per Section 577-244.C.6,  
13 foundation plantings are required. The applicant  
14 requests a waiver.

15 MR. HAGER: Right. Really just because  
16 of, you know, the nature of this type of facility as  
17 you can see on the plan, relates heavy to the access  
18 to the building and docks and then immediately pick  
19 up from vans. And then on both sides, really access  
20 to parking spaces. So, we're not able to achieve  
21 that. We are requesting a waiver.

22 MS. MOORE: Per Section 577-224.E.3.a,  
23 where residential uses abut nonresidential uses, a  
24 25-foot wide buffer is required. The applicant  
25 requests a waiver given that a Right-of-Way separates

1 the uses. Note that the Amended Redevelopment Plan  
2 requires a five (5)-foot buffer which has been met.

3 So, for the ordinance, the residential  
4 buffer you have not met.

5 MR. HAGER: We're requesting that  
6 waiver.

7 MS. MOORE: Okay. And your reasoning for  
8 that waiver again?

9 MR. HAGER: The adjacent Right-of-Way.

10 MS. MOORE: Per Section 577-224.F.4,  
11 curbed landscaped islands are required at a rate of  
12 one per 10 spaces. The applicant requests a waiver.

13 MR. HAGER: Right. We are requesting a  
14 waiver because of this specific type of use and  
15 access, and the design of these type of facilities  
16 and their adjacent drop-off areas. So, we are  
17 requesting a waiver there.

18 MS. MOORE: Per Section 577-224.F.5,  
19 double-stacked parking spaces shall be separated by a  
20 landscaped island. The applicant requests a waiver.

21 MR. HAGER: We are requesting a waiver.  
22 We have sort of walking areas, protected walking  
23 areas which is customary for these types of  
24 facilities and these types of tenants. And we're  
25 requesting a waiver.

1 MS. MOORE: The applicant requests a  
2 waiver from all the requirements of Section 577-247.D  
3 with respect to tree clearing and preservation. The  
4 applicant references prior approvals and development  
5 plans as justification.

6 MR. HAGER: Correct. And full  
7 redevelopment of the site. We're requesting the  
8 waiver.

9 MS. MOORE: Planting areas should be  
10 shown in continuous mulched beds.

11 MR. HAGER: The plan has been updated  
12 accordingly and we'll double check that with our  
13 resubmission but we believe that the plan has been  
14 updated accordingly.

15 MS. MOORE: Per the Amended Redevelopment  
16 Plan, average lighting levels in the parking lot  
17 shall not exceed 2 footcandles and maximum lighting  
18 levels shall not exceed 3 footcandles. The applicant  
19 proposes up to an average of 4.9 footcandles and a  
20 maximum of 14.7 footcandles and requests a variance.

21 MR. HAGER: A variance is requested and  
22 the lighting levels proposed are the light levels  
23 requested by these type of users and these types of  
24 facilities.

25 MS. MOORE: And there is no spillage on

1 any neighboring property, correct?

2 MR. HAGER: No. Spillage, we've looked  
3 at that. We've revised the plan. Any type of  
4 spillage would be minor and into the Right-of-Way and  
5 perhaps at our sort of intersection areas. But no  
6 spillage on adjacent properties.

7 MS. MOORE: Okay.

8 Section 577-243.A.18.a, lighting levels  
9 for walkways shall be between 0.5 and 1.0 footcandle.  
10 The applicant proposes up to 15 footcandles and  
11 requests a variance.

12 MR. HAGER: Which number is that one,  
13 Dena, again?

14 MS. MOORE: I'm sorry. It's No. 2 under  
15 lighting.

16 MR. HAGER: Number 2. Oh, 15 and a  
17 variance. A variance is requested. Once again,  
18 lighting levels are based on typical tenant  
19 requirements for this type of facility.

20 MS. MOORE: Okay.

21 Per Sections 577-224.B.9 and 577-243.A,  
22 lighting should minimize glare and roof-site  
23 spillage. Testimony should be provided.

24 MR. HAGER: Yes, that's one I thought we  
25 covered before, right. So, it's really sort of that

1 right-of-ways and intersections. And once, again, is  
2 minimal but it's really limited to those areas.

3 MS. MOORE: Okay. I will move on to the  
4 traffic report.

5 MR. HAGER: Right. And on this one,  
6 Dena, we're going to bring up actually our next  
7 witness which will be Karl Pehnke. Thank you.

8 MS. MOORE: No problem.

9 MR. HAGER: I think I'll come back later  
10 perhaps.

11 MS. MOORE: Okay. And Karl, I believe,  
12 is getting sworn in or?

13 MR. PEHNKE: I was sworn in but I guess I  
14 need to be qualified.

15 MR. SWARTZ: Karl, if you would place  
16 your credentials on the record for us, it would be  
17 appreciated. Thank you.

18 MR. PEHNKE: Certainly. For the record,  
19 I am a registered professional engineer in the State  
20 of New Jersey as well as several other states. My  
21 area of expertise is traffic engineering which I have  
22 been practicing for over 35 years. I've regularly  
23 testified before planning boards and I have appeared  
24 in Camden in the past.

25 MR. SWARTZ: Thank you, Karl.

1 MS. MOORE: And I am looking at our  
2 review of the Traffic Report and I'll start with Item  
3 No. 3.

4 The applicant's traffic engineer states  
5 that the peak hour of the delivery station does not  
6 occur concurrently with the weekday AM and PM peak  
7 hours of the roadway with the proposed development  
8 expecting to generate a total of one (1) trip during  
9 the weekday AM peak hours, 327 trips during the  
10 facility peak hour (weekday mid-morning) and 31 trips  
11 during the weekday PM peak hour.

12 The applicant's traffic engineer should  
13 provide testimony as to the trip generation  
14 information provided in support of the calculated  
15 numbers, as well as the anticipated operations and  
16 capacity analysis during weekend peak hours as the  
17 delivery station peak hour is expected to be more in  
18 line with the surrounding roadway peak hours during  
19 that time period.

20 MR. PEHNKE: Certainly. So, the details  
21 of how we calculated the traffic generation from this  
22 facility are documented in the traffic study dated  
23 October 27, 2020 which was submitted. But just very  
24 briefly for the Board to understand and based on Mr.  
25 Bifulco's comments earlier, these facilities are

1 basically the last line in delivery to the public, to  
2 our homes.

3           As was said, they have become very  
4 efficient in how they operate and there are specific  
5 qualities to how they operate. And generally what it  
6 involves is, during the overnight hours, tractor  
7 trailers will come to this site and deliver packages  
8 that have been prepared at other regional sorting  
9 facilities. The packages in the final state are not  
10 being packaged at this location. That occurs during  
11 the night time hours with maybe 20 or so tractor  
12 trailers completely off-peak in the highway period.

13           The facility is obviously staffed during  
14 the early morning hours to receive those goods. And  
15 then they basically break them down to the routes,  
16 the various routes that have been established that  
17 will efficiently distribute to the surrounding area  
18 and neighborhoods. And then very simply what the  
19 E-commerce industry has come to realize is, it's  
20 inefficient to be on the roads during the peak  
21 roadway hours because there's inefficiencies in times  
22 of delivery, traffic and so forth. And it's also  
23 inefficient because those deliveries don't align when  
24 people are home.

25           So, delivery packages are basically set

1 to start arriving in the afternoon and then evening  
2 hours. And the way that works is, the people that  
3 are driving the delivery vehicles arrive just after  
4 the morning peak hour, fill their vans by either  
5 small trucks and these are small vehicles because  
6 these are the same vehicles that have to maneuver on  
7 to our residential streets to deliver, and then they  
8 proceed on their routes.

9 So, that mid-morning activity is  
10 occurring between ten and eleven o'clock in the  
11 morning. They leave the site. They're gone for the  
12 day and running their routes. And then as the routes  
13 are completed through the evening hours and late  
14 evening hours, early night hours, they return to the  
15 facility to drop their vans and then go home. So,  
16 the traffic generation numbers reflect that model of  
17 a delivery station.

18 The numbers are actually a little  
19 conservative because I've assumed in the preparation  
20 of the number, that each employee will arrive at the  
21 site in his own vehicle. We know that that's  
22 actually not true. We know in reality that there's  
23 ride-sharing that goes on. And we also do know that  
24 we have bus service along Federal Street. So, some  
25 people can use transit. But we wanted to be



1 conservative of our projections so that we were  
2 reflective of various types of users that were out  
3 there.

4           So, the conclusions of the Traffic Study  
5 are basically based upon what we know as the  
6 operations of these facilities. As was indicated  
7 before, there's very little influence during the  
8 roadway peak hours. On a Saturday or a Sunday, there  
9 is operations that continue on. We're all getting  
10 packages I'm sure on our doorsteps Saturdays and  
11 Sundays. However, the traffic flow on Admiral Wilson  
12 Boulevard is less than 50 percent on a weekend as it  
13 is compared to the peak hours on weekdays and even  
14 the mid-day peak hour. So, weekends, there's plenty  
15 of more capacity to accommodate the operations of  
16 this facility.

17           MS. MOORE: Okay. I'll skip to No. 5.

18           We concur with the applicant's  
19 recommendation to update the striping at the  
20 intersection of Federal Street and 17th Street as a  
21 part of this project. The applicant should  
22 coordinate this matter with the City and County  
23 Engineer so that these improvements can be  
24 implemented in conjunction with this project.

25           MR. PEHNKE: We will do so.

1 MS. MOORE: The applicant's engineer  
2 should confirm that adequate sight distance in  
3 accordance with AASHTO policies exists at all  
4 existing and proposed intersections.

5 MR. PEHNKE: They've known and we will  
6 plot that on the site plan and reconfirm for you.

7 MS. MOORE: Okay. Moving on to the  
8 environmental impacts. Do you come back, Mr. Hager?

9 MR. HAGER: Yes, I'm back. Thanks.

10 MS. MOORE: And I'm on page 20, No. 11.

11 According to Langan, "Noise regulation is  
12 subject to the New Jersey Noise Control Act  
13 (N.J.A.C. 7:29)." After the project is completed,  
14 warehouse site operations will contribute steady  
15 noise from rooftop equipment and intermittent noise  
16 from vehicle activity. The project will comply with  
17 the applicable state and local noise level standards  
18 and create no adverse effect at the project site and  
19 surrounding area.

20 So, to confirm that, our office  
21 recommends that the applicant should prepare a Noise  
22 study to show compliance with the applicable state  
23 and local noise level standards.

24 MR. HAGER: We will comply.

25 MS. MOORE: Based on our review of

1 Langan's Environmental Impact Analysis, it appears --  
2 the Assessment, it appears the proposed improvements  
3 will cause no adverse environmental impacts and no  
4 off-site impacts to neighboring or adjacent  
5 properties are anticipated as a result of this  
6 development, provided the standards are met for the  
7 Noise Study.

8 MR. HAGER: We agree and it's bringing a  
9 property back to life and a good use for the  
10 property.

11 MS. MOORE: Remington & Vernick Engineers  
12 concurs with Langan's findings regarding the EIA.  
13 And we encourage the applicant to continue its  
14 process of working closely with the DEP, Camden  
15 County Soil Conservation District, Camden County  
16 Planning Board, and the City of Camden to avoid  
17 impacts to any environmental features adjacent to  
18 and/or on the site and to comply with any outstanding  
19 issues and obtain all necessary licenses, permits,  
20 waivers and approvals prior to site development.

21 MR. HAGER: We will comply.

22 MS. MOORE: And I wanted to make sure  
23 too, there will be no type of maintenance for the  
24 vans or cars as a part of this proposed development,  
25 correct?

1 MR. HAGER: Artie, do you want to comment  
2 on that? Not that I'm aware of. But Artie?

3 MR. BIFULCO: This isn't auto repair,  
4 Dena. It'll be used for the operations of the  
5 warehouse.

6 MS. MOORE: Okay. I just want to make  
7 sure that we had on record that we should not expect  
8 to see any repairs of any vehicles in this area,  
9 correct?

10 MR. HAGER: Correct.

11 MS. MOORE: A Community Impact Assessment  
12 in accordance with Section 577-273 should be provided  
13 for review.

14 MR. HAGER: We'll comply.

15 MS. MOORE: The site plans indicate a  
16 trash enclosure area on the south side of the  
17 building. Details for the enclosure have been  
18 provided on Sheet 49 but note that they are for  
19 "reference purposes only."

20 MR. HAGER: Right. So, a final design  
21 will be done with the -- by the building tenant sort  
22 of for materials and things like that. The trash  
23 enclosure is right next to the trucks on that south  
24 side of the building but right next to the  
25 truck-loading area. So, we'll comply and get that

1 submitted as final once it's available.

2 MS. MOORE: Per the Amended Redevelopment  
3 Plan, trash enclosures and utility areas shall be  
4 screened around their perimeters by evergreen trees  
5 and shrubs, whereas no landscaping is proposed. The  
6 applicant requests a variance.

7 MR. HAGER: Right. We're requesting a  
8 variance here because like you said, the trash  
9 enclosure is interior to the site and it's up against  
10 the building and within the parking zone. So, it's  
11 really not appropriate for us to have that  
12 landscaped. So, we are requesting a variance.

13 MS. MOORE: And we're moving on to  
14 signage.

15 So, per the Redevelopment Plan, one  
16 monument sign is permitted per street frontage,  
17 whereas two monument signs are proposed per street  
18 frontage. The applicant requests a variance for the  
19 number of monument signs.

20 MR. HAGER: Yes, that's correct. We have  
21 a monument sign, two monument signs on 17th and then  
22 two (2) on 19th. We actually have more driveways  
23 than that or more curb cuts than that. But we have  
24 two (2) monument signs proposed right in there, right  
25 there, and right there, and then down toward the

1 bottom. So we have two monument signs for each.

2 MS. MOORE: Per the Amended Redevelopment  
3 Plan, one pole sign is permitted per street frontage.  
4 The applicant proposes two signs on the west side of  
5 17th Street, and two signs on the west side of 19th  
6 Street. A variance is requested. Although two pole  
7 signs are also proposed on the east side of 19th  
8 Street, there is a lot between the two locations.

9 So, you're requesting a variance for the  
10 number of pole signs?

11 MR. HAGER: That's correct. And these  
12 pole signs, and we'll get into it with the next one  
13 as far as height, these are sort of a standard type  
14 of way-finding sign. And we're proposing those once  
15 again two on 17th, two on 19th and then for the  
16 adjacent lots. So, we do have more than permitted  
17 but really and not even at one per entry. But that's  
18 a necessity of those and those are way-finding in  
19 nature.

20 MS. MOORE: Per the Amended Redevelopment  
21 Plan, pole signs are limited to 60 feet in height  
22 with a minimum clearance of eight (8) feet. The  
23 applicant requests a variance to allow signage with a  
24 minimum clearance of four (4) feet.

25 MR. HAGER: Right. Although -- our signs

1 are on a pole, so they're considered pole signs.  
2 They're not the 60-foot pylon signs by any stretch  
3 which I think really was the intent of the ordinance  
4 higher -- more larger pylon signs, you know,  
5 somewhere between eight (8) and 60. Ours are really  
6 lower. They just happen to be lower-mounted on a  
7 pole. So, we are requesting a variance from that  
8 eight-foot minimum pole zones. So, no concern with  
9 clearance, correct.

10 MS. MOORE: Signage lighting levels  
11 should be provided to ensure compliance with the  
12 Amended Redevelopment Plan.

13 MR. HAGER: Right. We're identifying --  
14 we identified the number of signs. We're saying that  
15 the final signage lighting would be tenant-specific  
16 and we would submit at that time. But it would be --  
17 you know, it would be compliant.

18 MS. MOORE: Okay. Because if you weren't  
19 compliant then you would have to come back to get an  
20 amended site plan approval.

21 MR. HAGER: Correct. That's right. In  
22 this case sort of like the prior, our signs are, in  
23 fact, included. Any type of lighting for those would  
24 be compliant and otherwise, we understand we would  
25 have to come back.

1 MS. MOORE: For Blocks and Lots. A lot  
2 consolidation plan has been provided and it appears  
3 the streets have already been vacated. The applicant  
4 must obtain the correct tax map plates and block and  
5 lot numbers from the Tax Assessor. Written  
6 verification must be received by our office prior to  
7 final review and signature of the deeds and/or plat.

8 MR. HAGER: We will comply.

9 MS. MOORE: Per Section 577-197.F -- I'm  
10 on the Fences and Walls Section -- Per Section  
11 577-197.F and 577-197.G, fence height is limited to  
12 six (6) feet. Per the Amended Redevelopment Plan,  
13 fencing used to screen garbage, utility, outdoor  
14 storage or service areas from adjacent development  
15 may be a maximum of eight (8) feet tall.

16 The ornamental fence detail on Sheet 48  
17 indicates a eight-foot height, but the site plan  
18 shows this fence atop a six (6)-foot tall retaining  
19 wall and not for screening purposes. Plans should be  
20 revised or a waiver requested.

21 MR. HAGER: Part of this is us clarifying  
22 the location of these. We do have an eight (8)-foot  
23 high decorative sign along this sidewalk that Kyle is  
24 showing here. So, we have an eight (8)-foot  
25 decorative sign in this exact location. So, we do,



1 in fact, need a variance.

2 MS. MOORE: You do need a variance.

3 MR. HAGER: Right. We do need a variance  
4 for that eight (8)-foot ornamental sign -- I'm sorry,  
5 not sign, a fence.

6 MS. MOORE: Fence.

7 MR. HAGER: Other fences which we'll talk  
8 about then are below the six foot allowed and those  
9 are at the tops of retaining walls and then four  
10 (4)-foot high. They're stockade-type fences around  
11 our stormwater basins. So, those are all below the  
12 six (6)-foot height allowed.

13 MS. MOORE: All right. So I'm looking at  
14 what we have listed as waivers which I will have to  
15 relocate to the variance. Anything regarding fences  
16 would go under variance.

17 MR. HAGER: We need -- right. We will  
18 need one for an eight (8)-foot.

19 MS. MOORE: Right. So, that's sections  
20 577-197.F and 577-197.G. Correct?

21 MR. HAGER: Correct.

22 MS. MOORE: And the next comment too, Per  
23 Section 577-197.J and 577-197.K, landscaping is  
24 encouraged as part of any fence or wall installation.  
25 The applicant requests a waiver.

1           So, I will note that as a variance and  
2 the prior one as a variance. Any testimony regarding

3           MR. HAGER: No. We're installing  
4 landscaping where we need. As necessary for a  
5 variance, we are, in fact, requesting that variance.

6           MS. MOORE: Okay.

7           Sheet 49 includes an ornamental fence  
8 detail and a chain link fence detail. The extent of  
9 the proposed fencing should be shown. In the event  
10 that the chain link is used, the details should be  
11 revised to state that the fence and all components  
12 will be black vinyl clad.

13           So where are you looking to install chain  
14 link?

15           MR. HAGER: Actually, as it stands, it  
16 would be against that -- on top of this retaining  
17 wall, right here. We do have two other. We have a  
18 retaining wall to the left there of a low height.  
19 And then we have a retaining wall over along 19th. I  
20 think it's of a height that's not requiring a fence.  
21 So, these are the two particular areas, Dena, where  
22 they're really associated with a wall itself just as  
23 a protection measure.

24           MS. MOORE: So, the details should be  
25 revised to state that the fence and all components

1 will be black vinyl clad?

2 MR. HAGER: We will.

3 MS. MOORE: The retaining wall detail on  
4 Sheet 48 should be revised to include the color and  
5 style of the block.

6 MR. HAGER: Right. That will be -- you  
7 know, we envision that'll be done along with the  
8 building material itself and will be submitted at  
9 that time.

10 MS. MOORE: And the Subdivision Plan  
11 Review. The owners' consents should be consistent  
12 with regard to ownership of the proposed site between  
13 the site plans and the subdivision plans.

14 MR. SWARTZ: For this portion of the  
15 review letter, I'd like to bring in Jim Biegen from  
16 Maser. Jim, are you there?

17 MR. BIEGEN: Yes, I am. Can you hear  
18 me?

19 MR. SWARTZ: Yes. Jim, would you do me a  
20 favor. Would you place your credentials on the  
21 record for us, please?

22 MR. BIEGEN: Sure. My name is James  
23 Biegen. I'm a professional engineer licensed in the  
24 State of New Jersey. I have testified in front  
25 numerous boards through the State of New Jersey, as

1 well as the City of Camden Planning Board. I also  
2 represent several boards in Camden and Burlington  
3 Counties.

4 MR. SWARTZ: Thank you, Jim.

5 MS. MOORE: The owners' consents should  
6 be consistent. I just noticed that on the site plan  
7 some are listed versus on the subdivision. So,  
8 you'll check that and make sure that it's consistent  
9 between the two?

10 MR. BIEGEN: That is correct. We will  
11 update that.

12 MS. MOORE: The signature line for the  
13 Zoning Officer/Administrative Officer should be added  
14 to the Planning Board signature block.

15 MR. BIEGEN: We will comply.

16 MS. MOORE: The Planning Board Secretary  
17 certification should be removed and replaced with the  
18 Municipal Clerk Certification.

19 MR. BIEGEN: We will comply.

20 MS. MOORE: The Municipal Engineer's  
21 Certification should be signed by the Planning Board  
22 Engineer. The signature line should state that.

23 MR. BIEGEN: Correct. We'll comply.

24 MS. MOORE: The applicant must confirm  
25 the proposed Right-of-Way dedication with the

1 NJDOT.

2 MR. BIEGEN: Understood. Yes.

3 MS. MOORE: On to the Miscellaneous so  
4 back to you, Chris.

5 MR. HAGER: Can I just ask one more  
6 question on the fencing?

7 MS. MOORE: Okay.

8 MR. HAGER: Should a tenant come in that  
9 requires additional fencing on site to cordon off  
10 certain areas or other, would that be handled  
11 directly through you or would that need to come back?

12 MS. MOORE: Doctor Williams? I think it  
13 all depends on -- well, first of all, you're in an  
14 approved redevelopment area. So, typically, you  
15 would refer to that part of the Ordinance. And  
16 because you're in an duly-approved redevelopment  
17 area, any alteration made, you would come back to the  
18 Board for approval.

19 MR. HAGER: Okay. Understood.

20 MS. MOORE: The plan should note that the  
21 applicant will comply with the City's "Ordinance  
22 Establishing Standards for the Submission of Maps and  
23 Other Documents in a Digital Format." The applicant  
24 should be aware that final signatures of approval and  
25 building permits will not be issued until the

1 required information is received.

2 And because you are doing a subdivision,  
3 you would need to -- it requires you to provide the  
4 two CDs of the subdivision in NADA 1983. You're  
5 aware of that requirement, correct?

6 MR. HAGER: Yes, we'll comply.

7 MS. MOORE: Okay. And if you can also  
8 add that note on the plan that that's a requirement.

9 MR. HAGER: Okay.

10 MS. MOORE: And then a signed and sealed  
11 copy of the survey referenced on the plans should be  
12 provided for review.

13 MR. HAGER: We will comply.

14 MS. MOORE: And I will go through this  
15 list of the Summary of Variances and Waivers.

16 MR. HAGER: And here we will put on Sean  
17 Moronski, our planner, for this discussion, Dena.

18 MS. MOORE: Okay. I'm going through the  
19 Summary right now. For the Amended Redevelopment  
20 Plan Variances, we have: Street trees; street trees  
21 on Admiral Wilson Boulevard; landscaping of parking  
22 interior; planting guarantee; average lighting  
23 levels; trash enclosure screening; number of monument  
24 signs; number of pole signs; and clearance of pole  
25 sign.

1                   And then referring to the variances per  
2 the Ordinance, we have: Lighting levels beyond  
3 property line; lighting levels for walkways. And  
4 then I have added the ones regarding fence. That  
5 would be the two for fence heights and the two for  
6 fence landscaping.

7                   MR. SWARTZ: Thank you. Sean, would you  
8 do me favor? Would you place your credentials on the  
9 record for us, please.

10                  MR. MORONSKI: My name is Sean Moronski.  
11 I'm with Langan Engineering & Environmental Services,  
12 300 Kimball Drive, Parsippany, New Jersey.

13                  I am a New Jersey licensed professional  
14 planner since the year 2000. I'm a member of the  
15 American Institute of Certified Planners since 1999.  
16 I have a Master's in Planning from New York  
17 University. I have been qualified as a professional  
18 planning expert in over 100 municipalities  
19 throughout the state. This is my first time  
20 appearing in Camden. So, that's my background.

21                  MR. SWARTZ: Thank you, Sean.

22                  MR. MORONSKI: Okay. First with regards  
23 to the variances, I believe all of them would be C-2  
24 variances where the benefits from the overall  
25 project would outweigh any potential or perceived

1     detriments that may result from the variance which I  
2     believe there are none. As they were listed, there  
3     are several but I will address them in the category  
4     they're related to.

5             The landscaping variances with regards to  
6     the street trees and the street trees on Admiral  
7     Wilson Boulevard and also on Bank Street. As  
8     previous testimony by Chris discussed the berm of the  
9     basin and that's the planting of trees there would  
10    potentially damage. So the benefit of having trees  
11    there, it doesn't meet the intent of the Ordinance,  
12    especially considering that the overall landscaping  
13    plan does spread out landscaping along the perimeters  
14    of the site as well.

15            Landscaping of the parking interior as we  
16    don't meet the five (5) percent. There are space and  
17    operational restrictions. As you can see on the plan  
18    that's up there, each of these parking areas has a  
19    different purpose, whether it's car parking spaces or  
20    trailer parking spaces or van-loading spaces and also  
21    the dimensions. Some of them are a lot narrower than  
22    others. So, while trees are planted where they can  
23    be, as you can see on the east side of 19th Street on  
24    the islands, that the practical affect of attempting  
25    to plant them throughout the parking lots would



1 hinder operations for the site.

2           And with regards to the trash enclosure  
3 with the landscaping proposed, based on where the  
4 enclosure is located, unlike most enclosures which  
5 are typically in the rear or at the edge of a  
6 parking, this is internal to the property and is  
7 abutting the warehouse near the loading docks. It's  
8 also a substantial distance away from the nearest  
9 frontage whether that's 17th Street or Admiral Wilson  
10 Boulevard. So, I don't believe that landscaping  
11 around that trash enclosure would carry out the  
12 practical goal of screening it or amount to a  
13 benefit.

14           With regards to the signage, the number  
15 of monument signs. The monument signs are the  
16 initial guidance into the site whether it's for  
17 employees, new van drivers looking to see where they  
18 have to specifically park or where they are going to  
19 load their packages. It also obviously identifies  
20 the warehouse from both -- accessing from both  
21 streets as well the initial way-finding.

22           Then the freestanding signs which are  
23 four (4) feet as opposed to eight feet as Chris had  
24 also mentioned. These are not the initial  
25 identifying signs. These are signs that are located

1 throughout the tract in order to further guide once  
2 you're in a parking lot area or directing to a  
3 specific area of the lot as well. So, those signs at  
4 four (4) feet are for a closer view and can be more  
5 readily seen by vehicles that are in the lot as well.

6           With regards to the lighting, the  
7 concerns with lighting is that glare from the site  
8 could cause an adverse impact upon neighbors. The  
9 lighting plan is designed to minimize spillage.  
10 Generally it comes out toward the Rights-of-Ways  
11 surrounding the sites. But the idea is, is that the  
12 lighting levels are going to be brighter where you  
13 have the most potential activity on the site whether  
14 it's nearest to the warehouse in the van-loading  
15 areas where there are pedestrians who are going to be  
16 walking whether it's in or out of the warehouse to  
17 the respective car or van-parking spaces. So, the  
18 lighting levels are for security and greater level of  
19 safety and awareness for those individuals and  
20 vehicles are going to be at the site.

21           With regards to the fencing, the  
22 eight (8)-foot fence that was identified, I'll call  
23 it the northeast, by the northeast corner of the site  
24 that clearly differentiates between where there is  
25 the walkway and also the van-loading area. It's

1 interior to the site. Landscaping encouraged upon  
2 fencing but given that the landscaping is scattered  
3 throughout along the streets and along the perimeter,  
4 we believe that the landscaping plan as it's  
5 proposed, meets the intent and the purpose of the  
6 landscape ordinance.

7           We have to address purposes of zoning.  
8 We believe that these variances contribute to  
9 promoting the general welfare. This results in a  
10 productive reuse of the site. We're providing  
11 sufficient space for a variety of uses. The site,  
12 your Redevelopment Plan talks about it being a good  
13 location for warehouses due to the access. And we're  
14 encouraging the design of transportation routes to  
15 better promote the free-flow of traffic, the  
16 way-finding signs. The road improvements contribute  
17 to improve traffic flow.

18           We have to address the Negative Criteria.  
19 There's no substantial detriment to the public good.  
20 The way-finding guides traffic to appropriate  
21 locations in a more organized manner while preserving  
22 concerns about esthetics with signs in terms of their  
23 scale. The overall site landscaping is a substantial  
24 positive impact in the lots and around the perimeter.  
25 And the lighting plan taking care of concerns about

1 with minimal spillage, but also having a level of  
2 lighting that promotes a more secure working  
3 environment at the site.

4           There's no substantial detriment to the  
5 Redevelopment Plan. We're furthering the core  
6 purpose of the plan which is to facilitate  
7 redevelopment of Admiral North by providing for the  
8 design and implementation of regional commercial  
9 development at this location with a wide range of  
10 potential commercial uses.

11           As has been testified to by the several  
12 witnesses, the proposed distribution warehouse, this  
13 last-mile facility is a use that's very much in  
14 demand. And this is an ideal location given the size  
15 of the site and the location and the potential core,  
16 the design as it's seen. So, for the reasons that  
17 I've stated, I do believe that you can grant the  
18 requested variances under the C-2 Criteria. Thank  
19 you.

20           MR. SWARTZ: Thank you, Sean.

21           MS. MOORE: And I'll go through the  
22 Waivers that are being requested. The first few are:  
23 Storm sewer; that's pipe crowns matching; underground  
24 stormwater system; dewatering time; the underground  
25 stormwater system bottom separation from the

1 Estimated Seasonal High Ground Water; grading changes  
2 near the property line. We'll skip the ones that  
3 became variances. Removal of trees 20 feet of the  
4 Right-of-Way; foundation planting; residential  
5 buffer; the landscaped islands in parking area;  
6 double-stacked parking island; and tree clearing and  
7 preservation. Are there any that I missed?

8 MR. MORNSKI: No. I think you covered  
9 them. Thank you.

10 A site plan waiver is an acknowledgment  
11 by the Board that the condition that we're requesting  
12 of the property, that the property is satisfactory;  
13 that we can meet the requirements of the local  
14 ordinance in terms of the operation of the site.  
15 Previous testimony discussed the stormwater and  
16 grading. The requested waivers are for an improved  
17 stormwater management system; meeting all the  
18 applicable requirements for this type of development.

19 With regards to the trees in the  
20 Right-of-Way, very much similar reason that I had  
21 given for the landscaping variances in terms of the  
22 location relative to the detention basins. And also  
23 that the condition is satisfactory because of the  
24 number and layout of trees throughout the site;  
25 the foundation plantings. The design of the

1 building, the loading docks come right up to the  
2 building.

3           You have walkways around the building.  
4 Practically speaking, given the design of the site  
5 and the layout, that landscaping would be better off  
6 out in greater perimeter and along the streets. The  
7 residential buffer, although we did meet the five  
8 (5)-foot buffer, we did not meet the residential  
9 buffer. There is a difference of the Right-of-Way  
10 between the site and the residential areas.

11           The landscaped islands and parking areas,  
12 to the extent that we were able to meet that, we  
13 are. But for operational purposes, the design of the  
14 parking lots had to be for this type of last-mile up  
15 and distribution warehouse operation. Let's see what  
16 else I have here. Tree-clearing and preservation. I  
17 thought there was not a lot in terms of salvaging the  
18 existing trees.

19           I believe that the landscaping plan as  
20 provided, provides a more robust, a more substantial  
21 condition, vegetative condition obviously than what  
22 the site is. And that will go with the development.  
23 So, I do believe that the requested waivers can be  
24 granted; that it would not adversely impact the  
25 condition of the property or the ability to

1 facilitate the proposed site plan.

2 MS. MOORE: And you're aware of the  
3 approval process as listed pages 25 and 26. If you  
4 have any questions regarding them, you can contact  
5 our office.

6 MR. MORONSKI: Yes. We are aware, yes.

7 MS. MOORE: And then outside agency  
8 approvals, I have noted as Camden County Planning  
9 Board, Camden County Soil Conservation District,  
10 Camden County Municipal Authority, the NJDEP,  
11 the NJDOT, and any others that may be necessary.

12 MR. MORONSKI: Yes, we acknowledge that.

13 MS. MOORE: Mr. Chairman, that concludes  
14 our review. We can't hear you.

15 MR. BURNS: I think we lost you again,  
16 Mr. Chairman.

17 MS. MOORE: I can see you. I just can't  
18 hear you.

19 VICE-CHAIRMAN MARTIN: Doctor Williams,  
20 do you want me to assume the Chair until Jose comes  
21 back online?

22 MS. MOORE: Well, he's there. I can see  
23 him.

24 MS. MILLER: You can't hear him, though?  
25

1 MS. MOORE: Right. We can't hear  
2 him.

3 MR. BURNS: He's there but we can't hear  
4 him. I think just to move this along if it's okay  
5 with you, Jose, we'll just move right to any comments  
6 from the Board.

7 MS. MILLER: He's saying, yes. He's  
8 shaking his head.

9 MR. BURNS: Any comments from the Board  
10 members?

11 VICE-CHAIRMAN MARTIN: I'd like to begin  
12 just to ask some questions about site access if the  
13 site's going to be accessed from traffic moving  
14 westbound on the Admiral Wilson Boulevard. I guess  
15 you anticipate traffic coming up through the I-676  
16 and 76 corridor to get there. How is the traffic  
17 which is coming from the south, north in a easterly  
18 direction, going to access the site?

19 MR. SWARTZ: Karl, can you take that,  
20 please?

21 MR. PEHNKE: Yes. The access to the  
22 property is both from 19th Street and 17th Street  
23 which obviously connects both with Admiral Wilson  
24 Boulevard but then also connects with Federal Street  
25 to the north side. And Federal Street provides an



1 east-west connectivity over to the regional roadway  
2 systems particularly to the west. It connects to  
3 Admiral Wilson Boulevard to Flanders in the  
4 interchange there and also provides connectivity to  
5 676 through the system of ramps and connections in  
6 that direction. There's also connectivity to the  
7 west via Marlton Pike State Street over to the Baird  
8 Avenue interchange.

9           So, depending upon where the direction of  
10 routes. And basically you've got to look at --  
11 (THIRD PARTY INTERRUPTION NOISE) -- basically a hub.  
12 A user would choose this facility because there's a  
13 hole in its service area and the area that it would  
14 look to serve is basically a perimeter of up to a  
15 45-minute drive from this site. That's the service  
16 area. And the deliveries would basically spoke-out  
17 all directions and utilize the roadways because those  
18 are where they're going to. They're going to those  
19 neighborhoods to deliver to the homes in those  
20 neighborhoods.

21           So, basically, the site provides great  
22 connectivity to those various different ways to get  
23 directly to the neighborhoods as you move away from  
24 the site. So, the last connectivity is obviously  
25 Federal Street as well as Admiral Wilson Boulevard

1                   VICE-CHAIRMAN MARTIN: So, what I'm  
2 hearing is that you're looking for the truck traffic  
3 to come in through the 17th & Admiral Wilson  
4 Boulevard, the delivery trucks and the distribution  
5 network vehicles leaving and re-entering through the  
6 rest of their network of roadway, correct?

7                   MR. PEHNKE: Correct. And let's just --  
8 you know, so we don't get confused. So, in terms of  
9 truck traffic, the truck traffic is extremely  
10 efficient. We're going to have probably about 20  
11 trucks through the course of the day. You're looking  
12 at one or two trucks an hour predominately occurring  
13 from the evening hour at seven o'clock at night  
14 through about six o'clock in the morning when traffic  
15 activity is at its lightest.

16                   And the reason why it's so efficient is,  
17 the facility is not a facility where there's  
18 people inside picking product from shelves and  
19 putting it into the boxes. The facility is receiving  
20 packages that are already addressed, ready to go to  
21 you, to me. They're just coming to this facility to  
22 be sorted one last time to the van that's going to  
23 run the specific most efficient route to you and my  
24 neighbors. So, it's a very, very efficient operation  
25 in terms of a large truck operation; very little

1 activity during the day; even very little activity at  
2 night.

3 Like as I said, it's one to two  
4 tractor trailers a night. They would come in on 17th  
5 Street which is why we're approving the geometry of  
6 17th Street. They would enter the truck port --  
7 (THIRD PARTY NOISE INTERRUPTION) -- so the tractor  
8 trailers would enter the facility by coming in on  
9 17th Street which we're improving the geometry on  
10 17th Street and realigning 17th Street to accommodate  
11 that movement. And then the truck would return back  
12 to the distribution center by going out to Federal  
13 Street over to Flanders.

14 VICE-CHAIRMAN MARTIN: Any other  
15 questions from the Board? Hearing or seeing none  
16 from the Board -- a third-party interpretation, Mr.  
17 Pastrozia. Is there any other comments from the  
18 Board? Any other comments from the public?

19 MR. GOTTLIEB: Yes.

20 VICE-CHAIRMAN MARTIN: Identify yourself  
21 and be sworn.

22 MR. GOTTLIEB: My name is Jeffrey  
23 Gottlieb.

24 VICE-CHAIRMAN MARTIN: Address,  
25 please.

1 MR. GOTTLIEB: 1801 Federal Street.

2 MR. BURNS: Mr. Gottlieb, I'm going to  
3 swear you in.

4 - - -

5 JEFFREY GOTTLIEB, having first been duly  
6 sworn/affirmed, was examined and testified as  
7 follows:

8 - - -

9 MR. GOTTLIEB: Well, first of all, I'm  
10 very excited to see some development there on Admiral  
11 Wilson Boulevard. I think it's great for the City of  
12 Camden. For those of you that don't know, I'm the  
13 owner of ResinTech and ActionPak. We recently  
14 developed 27 acres on Federal Street and State and  
15 River. It's an extremely great area and we're really  
16 excited to see more development there.

17 The concerns that I want to express are  
18 mostly about the infrastructure surrounding the area  
19 of 17th and 19th Streets. And of the one concern I  
20 noticed having been there everyday since August, is  
21 there's really not a great way for traffic southbound  
22 leaving through 17th and 19th. So, your primary ways  
23 to access eastbound are either up to Federal Street  
24 over to Baird Boulevard. And that's a very highly --  
25 or conversely you can make a left turn, head down

1 towards State and Federal. And I'm not sure you can  
2 make a legal left turn on to that overpass there.

3           So, I guess I have some -- and then, you  
4 know, if the trucks were to leave their facility on  
5 17th Street, any of the roadways in and around that  
6 general area, are really in very, very bad condition,  
7 very much in disrepair, almost impassable at times.  
8 I guess my concerns are really that I would ask all  
9 of you to take some consideration into what we're  
10 going to do to make those roadways more passable and  
11 to give those drivers and even our 275 full-time  
12 employees and another 150 part-time employees and  
13 we're not at full capacity yet, to make sure that we  
14 have -- you know, that everybody can gain access in  
15 and out of these facilities because it is a serious  
16 concern to me. Thank you.

17           VICE-CHAIRMAN MARTIN: Thank you, Mr.  
18 Gottlieb. Would the applicant care to respond to  
19 that?

20           MR. SWARTZ: Can you respond to that,  
21 Karl?

22           MR. PEHNKE: I'm just waiting for the  
23 echo noise to subside.

24           Briefly, the applicant would be advancing  
25 some improvements to the infrastructure as discussed.

1 We are -- (SCREEN FROZE) -- we have activity. We got  
2 to coordinate with Camden County and the State with  
3 regard to their project which will build on our  
4 improvements so that they can advance that also  
5 separately and provide additional infrastructure  
6 improvements in the future.

7           And as discussed earlier this evening and  
8 as expected in our approval with the county, we  
9 expect to be improving the layout and striping at  
10 17th & Federal Streets. So, we will be advancing  
11 some improvements associated with this project and  
12 there are some state and county improvements that are  
13 going on that we know that the county is also  
14 interested in looking at Federal Street. So, we'll  
15 have some discussion, whatever discussions we need to  
16 have with them on Federal Street.

17           VICE-CHAIRMAN MARTIN: If I may make a  
18 suggestion through the Chair and to the applicant and  
19 to Mr. Gottlieb. That it might be worthwhile to  
20 convene a meeting of the Department of Public Works  
21 and the Traffic Engineering Division because 17th and  
22 18th are City streets and the City controls the  
23 traffic signals on county roads.

24           The second piece of that would be the  
25 County Highway Department and the third piece, the

1 New Jersey DOT. And to look at the infrastructure  
2 traffic-wise in that whole area to better move the  
3 traffic going on into the future. Clearly, we're  
4 looking at piecemeal traffic studies that need to be  
5 integrated and there's other spots in this area that  
6 are going to have other impacts. And coordination  
7 now will, I think, improve everybody's lives later.

8 CHAIRMAN DeJESUS: I agree. And one of  
9 the most important things that we have to watch out  
10 for is Federal Street. It's not designed for all  
11 this heavy traffic that you guys are going to  
12 generate through that warehouse. Because you have a  
13 brand new company that also has a warehouse which is  
14 along Federal Street and that may also create an  
15 impact on that Traffic Study.

16 MS. MOORE: I want to note too so you're  
17 aware. The intersections that were analyzed with  
18 this report were Federal Street and 17th Street,  
19 Federal Street and 19th Street and Admiral Wilson  
20 Boulevard and 17th Street. Just so you know.

21 VICE-CHAIRMAN MARTIN: Right. I  
22 understand that, Dena. I'm also concerned about the  
23 condition of the ground under the streets in that  
24 area and the brick sewers that are in that area all  
25 the way up to Federal Street as well and what will

1 happen when heavy traffic is placed on them.

2           That's not the issue from a traffic  
3 standpoint that I'm most concerned about. It's all  
4 these different pieces of the puzzles that are each  
5 looking at their own little chunk of the universe and  
6 now are reaching a point where they're going to have  
7 some synergy. It could be negative synergy or  
8 positive synergy. I think the point Mr. Gottlieb  
9 made was, there's a potential there for negative  
10 synergy. We do not want that to occur.

11           CHAIRMAN DeJESUS: Someone going to  
12 respond?

13           MR. GOTTLIEB: It's Jeff Gottlieb again.  
14 I just want to make one last comment. So, understand  
15 everybody, that when we get up to full capacity,  
16 we're going to be running something in the  
17 neighborhood of 500 trucks a year leaving our  
18 facility just for one particular product that isn't  
19 up and running yet in addition to the hundreds of  
20 other trucks we run that actually come in both on  
21 State and River and on Federal Street and we're  
22 looking to expand additionally in the next few years.

23           So, I don't want to be difficult here but  
24 this is critical. This is critically important to  
25 our future success. I know that there's been a



1 number of grants that have been proposed for Federal  
2 Street. One in particular which was of great  
3 importance to us, they were going to implement a  
4 circle and modify State and River to provide better  
5 access on to Admiral Wilson.

6 I can tell you that just today, I wrote a  
7 letter offering to contribute about \$300,000 to the  
8 installation of light rail at the corner of State and  
9 Federal. As to many of our employees that would be a  
10 huge advantage for us. So, there's a number of  
11 things that can be done but I think it's critically  
12 important that we start to do those things if you  
13 expect us to be as successful as we've been already  
14 and continue to grow there.

15 Again, we definitely want the  
16 development. I'm really excited about it but we have  
17 to make sure that everybody can grow and grow  
18 prosperously. Thank you very much for listening to  
19 me.

20 VICE-CHAIRMAN MARTIN: And if I may to  
21 put caps on that. Flanders Avenue and Federal Street  
22 is a disaster of an intersection. It was never  
23 designed for the traffic load it's seeing now and it  
24 will get worse unless something is done about it.  
25 Because it's a multi-jurisdictional issue, city,

1 county, and state, Flanders Avenue is a City street.  
2 It's not a county or state highway intersection. So,  
3 we really need to address that. And I think -- Jose,  
4 for your information, Mr. Latko had requested to  
5 speak next.

6 CHAIRMAN DeJESUS: That's not a problem.  
7 Go ahead.

8 MR. BURNS: Mr. Latko, I'm going to swear  
9 you in, sir.

10 - - -

11 JONATHAN LATKO, having first been duly  
12 sworn/affirmed, was examined and testified as  
13 follows:

14 - - -

15 MR. BURNS: Full name and address for the  
16 record.

17 MR. LATKO: Jonathan Latko, L-A-T-K-O,  
18 127 Penn Street, Camden, New Jersey

19 MR. BURNS: Go ahead, sir.

20 MR. LATKO: Thank you for hearing me out.  
21 Thank you Mr. Gottlieb for investing in the City.  
22 Thank you for the warehouse for coming and investing  
23 into the City. These are good challenges to have.  
24 We haven't had these in the past. So, I say this  
25 constructive criticism because I care and this is

1 good stuff.

2 I agree with Mr. Gottlieb 100 percent.  
3 The light rail idea, we should seriously consider as  
4 alternative to busses to get people to this warehouse  
5 and to this warehouse at that River & Federal area.  
6 We need to really think constructively of how we're  
7 not going to move always with cars but move our  
8 employees and people and residents in and out.  
9 So, we really need to consider stuff like that.

10 More direct to the report, I have a few  
11 questions I kind of want to go through. One is,  
12 those tree allocations. You're asking for waivers  
13 for quite a few tree allocations because of berms and  
14 water retention basins. We are tree-deficient within  
15 the City. We have climate change upon us. You're  
16 sitting next to a river. Is there a possibility that  
17 these trees that you're not going to plant on this  
18 site, could be re-allocated to other sites in the  
19 City where they're needed for dealing with climate  
20 change and other challenges we have?

21 MR. HAGER: This is Chris from Langan.  
22 That's the intent of the City's payment in lieu of.  
23 So, as we said, we would see what we can locate on  
24 the site. And whatever deficiency there is, there  
25 would be a payment in lieu of. And I believe it's

1 actually stated in there, and Dena can correct me if  
2 I'm wrong, but it's for the purpose of planting  
3 elsewhere in the City.

4 MR. BURNS: That's correct.

5 MS. MOORE: That's what's noted. That's  
6 what's noted in the report. It's either elsewhere in  
7 the community or the cost. Elsewhere in the  
8 community will be determined, I would think, by the  
9 City Engineer.

10 MR. LATKO: I would lobby for elsewhere  
11 in the City. Money just goes away.

12 So, next 20th & Randall. It looks like  
13 you really originally didn't have trees and then you  
14 added trees. What type of trees? I think it's  
15 important that we consider evergreens and not  
16 deciduous trees. That is the residential offer.  
17 We need, you know, 365 tight buffer for that  
18 community for air quality. We're talking about a lot  
19 of trucks; could be diesel. I don't know what you're  
20 using, natural gas, diesel. A lot of pollution.  
21 You're talking 700 and some trucks; you're talking  
22 about light pollution from the parking lots. And  
23 maybe even layered of these Arborvitaes of such; not  
24 just deciduous trees where the leaves in the winter.

25 MR. HAGER: That's something we can look

1 at and something we can work with Remington & Vernick  
2 on. We do have several trees available that we need  
3 to accommodate one way or another whether it's  
4 payment in lieu of or other. We can work with Dena  
5 to take a look at it as a potential possibility.

6 MR. LATKO: Okay. And as I go through  
7 these comments and these things are discussed, I know  
8 we're just discussing them but I would hope that some  
9 of the Board members would sort of take action on  
10 these and say, hey, this may be the requirement of me  
11 voting yes or approving something like this. Just  
12 talking to them verbally doesn't get any of us  
13 anywhere all the time in the City. So, if these are  
14 good possibilities, I would hope that we would  
15 consider them in the vote.

16 Next, traffic flow to and from the site.  
17 It was mentioned a couple of times before by Mr.  
18 Gottlieb. Can somebody explain to me like, how would  
19 you get to 676 South; how would you get to 30 East  
20 from this site because to me there's not any clear  
21 pass for that. And I would like to understand more  
22 clear of like, what's the expectation to get to these  
23 two, you know, outgoing?

24 MR. PEHNKE: The most direct path to 30  
25 East is to take 17th up to Federal, make the left and

1 then go over to 11th & Flanders and use the exchange  
2 there to get back to 30 East. And you'd actually use  
3 that same route to get to 676 South quite frankly,  
4 but you'd just continue on 11th and that gets you  
5 over to the ramp connection directly to 676 South.  
6 So, that would be the quickest route from this site  
7 to those designations.

8 MR. LATKO: Okay. Just out of curiosity,  
9 they were talking about traffic reports and  
10 piecemeal. When were they ran? Like what time  
11 period like year, month?

12 MR. PEHNKE: So to be fair, we've had an  
13 interesting year.

14 MR. LATKO: Yeah. That's why I'm  
15 asking.

16 MR. PEHNKE: That's right. So, as the  
17 site has been studied in the past, so on the prior  
18 application for the residential -- the retail  
19 development on the site, there were substantial  
20 studies done back in 2013 and 2014. There's also  
21 data published by DOT with regard to volumes on Route  
22 30. So, we were able to utilize that data, adjust it  
23 quite conservatively to reflect current conditions  
24 and provide a reasonable estimate of the conditions  
25 of the roadway system. And, luckily, that kind of

1 data was available on the site that hasn't been the  
2 case all year for every site that we're doing traffic  
3 studies for now.

4 MR. LATKO: Right. And I agree with  
5 that. I just wanted to be clear on that. And it's  
6 been discussed ad nauseam. But that is a  
7 tremendously-challenged area when you talk about 11th  
8 & Flanders, Federal. It's not designed for this.  
9 One key piece is, it's also the entrance to Linden.  
10 And Linden is really the entrance to the downtown.  
11 We're spending a lot of money Linden on to Cooper.  
12 To get to the downtown, we're talking four (4), 5,000  
13 cars coming and going at various times of the day;  
14 25,000 people attending concerts; millions of people  
15 of going to the waterfront.

16 That on and off, really gives me grave  
17 concern especially when we get back to 17th. That  
18 right lane when you come down Admiral Wilson  
19 Boulevard westbound is already a challenge at 17th.  
20 And I understand you want to redesign that. But in  
21 your redesign that I just see here, I don't see  
22 really any deceleration or acceleration lanes that  
23 are like outside of the three lanes that exist or  
24 four lanes that exist in the highway itself. And  
25 that's a concern when there's tractor trailers coming

1 on.

2 MS. MOORE: Jonathan, just to clarify.  
3 That's been redesigned by NJDOT and the county; not  
4 this applicant. They are looking at decel lanes.  
5 That's something they're looking at. So that's by  
6 DOT and the county.

7 MR. LATKO: Would it be the expectation  
8 from the applicant that the tractor trailers would  
9 come back on to Route 30 there or --

10 MR. PEHNKE: No. So, tractor trailers  
11 would be designed to go back to Federal because that  
12 right turn-out -- (SCREEN FROZE) -- because of peak  
13 development that exists in this area would prohibit  
14 the ability to properly for tractor trailers to make  
15 a right from 17th. But keep in mind, one of the  
16 advantages of this facility why it fits so well in  
17 this area is because it's not a traditional nine to  
18 five (9 to 5) use that's bringing in loads of traffic  
19 and contributing to those traffic problems that  
20 you're talking about.

21 We actually complement it by being and  
22 generating our needs during those off-peak hours at  
23 night when the main shift comes in at two o'clock in  
24 the morning and mid-morning when traffic has dropped  
25 down. The drop-down traffic in the morning at



1 Admiral Wilson is five to six thousand vehicles an  
2 hour. By mid-morning, it drops in half.

3 MR. LATKO: Sure. I appreciate that.

4 So, serious consideration for that and,  
5 again, that's our entrance. Coming and going is  
6 going to be a big challenge. I think it's a good  
7 problem to have but I really want to have a serious  
8 consideration because your two options are to get to  
9 that point or stuff it back into 11th which puts you  
10 back towards MLK to get on 676. And I don't care how  
11 many traffic studies you do. The growth of Subaru,  
12 Campbell Soup and all those waterfront businesses and  
13 staff, it just doesn't handle it really well right  
14 now.

15 You're talking 738 potential van spots.  
16 That's rather large. I'm familiar with the Lawnside  
17 UPS site. It's a similar-sized warehouse but they  
18 generally do about half as many vans or trucks. Do  
19 you think -- I mean, you're planning for that but you  
20 talk about not building some of those parking lots in  
21 that plan; a phased approach. Can you kind of -- can  
22 somebody elaborate on that?

23 MR. PEHNKE: Sure.

24 MR. LATKO: Like, are you not building  
25 them at this --

1           MR. PEHNKE: As discussed, we don't have  
2 a specific tenant yet. So, the site has been  
3 designed so that it meets a broad range of criteria  
4 of the tenants that fall into this category so that  
5 we would work for particularly for any of them.  
6 So, we've gone a little bit conservative in a  
7 number spaces from that standpoint. The spaces  
8 aren't all used all year.

9           There's a little bit of a factor to deal  
10 with the season we're in now, the Christmas season is  
11 a two to three-week period where, you know, you see  
12 it in the news that these vans can't get things  
13 delivered and they run vans like crazy. And parking  
14 and designs of these facilities are set up for these  
15 guys to be able to peak-up for that two to three-week  
16 Christmas season. So, there's a lot of fluff in here  
17 in order to be able to meet the needs of the market.

18           MR. LATKO: Right. It's double-digit  
19 growth every year. It has basically been Christmas  
20 since March for UPS and FedEx and places like that.  
21 It has not really stopped. So, this really becomes  
22 more of a year-round-type facility. Maybe not to  
23 those peak levels. So, I really want to be  
24 considerate of our roadways and our people and the  
25 balance of this.

1           I'm not saying it's all on the applicant  
2 but we definitely need to all work together for Mr.  
3 Gottlieb's sake and everyone else's to really think  
4 this through. I know Cooper's Ferry is a big planner  
5 in the City along with the county. I think as  
6 suggested, I hope we can get some sort of like  
7 planning group together that's a little more  
8 thought-driven on all the pieces and not just  
9 piecemeal like we're being presented tonight.  
10 That's all I have right now and I appreciate  
11 everyone's time.

12           VICE-CHAIRMAN MARTIN: Mr. Chairman, Ben  
13 Saracco would also --

14           CHAIRMAN DeJESUS: I saw him. I was  
15 about to tell him. Ben Saracco, are you there?

16           MR. SARACCO: Yes. Can you hear me?

17           MR. BURNS: Yes.

18           CHAIRMAN DeJESUS: You will be sworn in.

19                                   - - -

20           BENJAMIN SARACCO, having first been duly  
21 sworn/affirmed, was examined and testified as  
22 follows:

23                                   - - -

24           MR. BURNS: Sir, your full name and  
25 address for the record.

1 MR. SARACCO: Benjamin Sarocco, 407 N.  
2 Second Street, Camden, New Jersey.

3 MR. BURNS: Very good, sir. Thank you.

4 MR. SARACCO: I'll just comment as  
5 somebody that lives and works in the City and owns a  
6 home in the City. I'm excited to see a project  
7 particularly one that is not relying on tons of  
8 incentives. It's a good sign for the City  
9 economically so I'm happy to see this.

10 I'm just curious because I saw in  
11 reporting that there wasn't State incentives being  
12 given for this project. Is there any type of tax  
13 abatement or payment in lieu of taxes for that  
14 project or will they be paying property taxes like  
15 any other business in the City? That's my first  
16 question.

17 CHAIRMAN DeJESUS: That's a good  
18 question. I don't think none of us on the Board  
19 would have that answer. Only the mayor would, I  
20 believe. Fred?

21 MR. BURNS: That's a question for the  
22 applicant.

23 VICE-CHAIRMAN MARTIN: I see the  
24 applicant unmuted himself.

25 MR. BIFULCO: Yes. I figured you would

1 turn to me. I am personally not aware of the pilot.  
2 We haven't proposed one just yet. It could be -- it  
3 would depend, I think, a lot to do with the ultimate  
4 tenant which we don't have right now.

5 MR. SARACCO: So, the project isn't  
6 contingent on receiving a pilot moving forward?

7 MR. BIFULCO: No, not necessarily, right.

8 MR. SARACCO: Okay. Thanks.

9 Just a second question and this is  
10 just -- I looked up the Matrix Development Company  
11 and saw that they have done some solar projects  
12 unless there's another company with a similar name  
13 which is possible. In New Jersey, the New Jersey  
14 Board of Public Utilities in the past couple of  
15 years, passed something called a Community Solar  
16 Project where businesses or properties that are  
17 privately-owned can be arched. And these solar  
18 arrays, the energy from them can actually go back to  
19 benefit local community members by lowering their  
20 electricity bills while still making money, you know,  
21 being financially beneficial to the companies  
22 themselves.

23 Warehouses and parking lots are  
24 particularly -- could be particularly good locations  
25 particularly like environmental justice communities

1 like Camden that suffer from heat-island effects and  
2 have residents that would benefit more than most from  
3 having a slightly reduced electric bill from this  
4 type of solar development. And is particularly  
5 community solar is being thought about for this and  
6 if not, whether you would possibly look into it? And  
7 I saw that Mr. Gottlieb was also on the call. His  
8 buildings also could possibly be a great fit for that  
9 so I'll just shout that out if he's still listening  
10 in on this call.

11 A lot of the companies that have come to  
12 Camden like Holtec and others like Campbell Soup do  
13 have great solar arrays but unfortunately they go  
14 right back into the grid and benefit them. That  
15 really benefits only the companies. This community  
16 solar benefits the companies with that new law  
17 passed. I just wanted to make the comment. Thanks  
18 again. Bye.

19 CHAIRMAN DeJESUS: Do you have a  
20 response, Artie?

21 MR. BURNS: Thank you, sir.

22 MR. BIFULCO: I'm sorry. Are you looking  
23 for a response there?

24 MR. BURNS: No. I think it was just a  
25 comment.

1                   CHAIRMAN DeJESUS: He had a question on  
2 the solar panels.

3                   MR. GOTTLIEB: I have some information I  
4 could share if he's interested. It's up to all of  
5 you.

6                   MR. BIFULCO: You know, we are  
7 considering solar certainly. It's usually the demand  
8 of the tenant that provides that. So, it would  
9 ultimately be what the tenant would like to do  
10 there.

11                  MR. GOTTLIEB: I'll just throw this out  
12 there for you guys. So, Ablett Village is applying  
13 for a federal grant right now. And as part of that  
14 grant, we have provided -- we are looking into doing  
15 community solar. Unfortunately, in the State of New  
16 Jersey there's a limitation on the number of projects  
17 to get approved on an annual basis. And so far,  
18 there's only been a pilot program. So, it's sort of,  
19 you have to get awarded the right to build the  
20 community solar.

21                  But if New Jersey does get approved next  
22 year, we've committed to put an additional megawatt  
23 on our facility on State and River of which a good  
24 portion of that would be available to the tenants of  
25 Ablett Village and then we would use some of that on

1 our own. And that would be in addition to the close  
2 three (3) megawatts of solar that we've already  
3 installed and are planning to add additional solar as  
4 well. So, it's a tremendous program; great for the  
5 City of Camden; and I highly recommend everybody  
6 should do it.

7 MR. BURNS: That was Mr. Gottlieb for the  
8 record. Thank you, sir. Mr. Chairman, I don't  
9 believe there's any other comments from the public  
10 that are going to be made. I don't see any more  
11 hands up.

12 CHAIRMAN DeJESUS: Are there anymore  
13 comments from the Board? Hearing none.

14 MR. BURNS: A motion would be in order.

15 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
16 move the Preliminary and Final Site Plan and Minor  
17 Subdivision for Matrix Admiral Wilson Development,  
18 LLC, 17th Street & Admiral Wilson Boulevard with the  
19 blocks and lots listed in the application, and  
20 granting the various variances and waivers so  
21 requested. With this note, that the applicant  
22 is requesting to do further traffic study with the  
23 county, the City to determine both the physical  
24 capacity of the streets involved in terms of, can the  
25 street structure bear the weight of traffic being



1 proposed and the impact, cumulative of the traffic as  
2 we move out of this pandemic.

3           And particularly, the impact at 17th  
4 and -- or Flanders and Federal Street for the  
5 traffic. Because the exiting of the traffic from  
6 their site on to 19th Street to Federal Street, means  
7 that they would either go through residential  
8 neighborhoods on Baird Boulevard to reach Route 30  
9 again, or will go through that Flanders and Federal  
10 Street interaction to reach Route 30 again, or drive  
11 all the way into the Downtown to 7th Street-Haddon  
12 Avenue to get back somehow to the Interstate, all  
13 those of which being very problematic intersections  
14 and it really needs to be studied further. That's my  
15 motion.

16           MS. CREAN: I second it.

17           CHAIRMAN DEJESUS: Roll call.

18           MS. MILLER: Fred Martin.

19           VICE-CHAIRMAN MARTIN: Yes.

20           MS. MILLER: Jose DeJesus.

21           CHAIRMAN DEJESUS: Yes.

22           MS. MILLER: Director Walker.

23           DIRECTOR WALKER: Yes.

24           MS. MILLER: Erin Crean.

25           MS. CREAN: Yes.

1 MS. MILLER: Steven Lee.

2 MR. LEE: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 MR. BURNS: Thank you, Gentlemen.

6 MR. SWARTZ: Thank you very much.

7 MR. BURNS: Mr. Chairman, the only  
8 Resolution that we have tonight is for the Virtua  
9 application. That was for the guard house. There  
10 are no other Resolutions other than the Virtua  
11 Resolution.

12 CHAIRMAN DeJESUS: Then we need to  
13 approve that?

14 MR. BURNS: Yes, sir.

15 MS. CREAN: Motion.

16 VICE-CHAIRMAN MARTIN: Second.

17 CHAIRMAN DEJESUS: Roll call.

18 MS. MILLER: Fred Martin.

19 VICE-CHAIRMAN MARTIN: Yes.

20 MS. MILLER: Jose DeJesus.

21 CHAIRMAN DEJESUS: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Erin Crean.

25 MS. CREAN: Yes.

1 MS. MILLER: Steven Lee.

2 MR. LEE: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 CHAIRMAN DeJESUS: We have one more thing  
6 on the agenda which is approving the meeting dates  
7 for 2021. Everybody got the schedule?

8 MR. BURNS: Yes, sir.

9 CHAIRMAN DeJESUS: I need a motion to  
10 approve and accept it.

11 MS. CREAN: So moved.

12 VICE-CHAIRMAN MARTIN: Second.

13 CHAIRMAN DEJESUS: Roll call.

14 MS. MILLER: Fred Martin.

15 VICE-CHAIRMAN MARTIN: Yes.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DEJESUS: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Erin Crean.

21 MS. CREAN: Yes.

22 MS. MILLER: Steven Lee.

23 MR. LEE: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 CHAIRMAN DeJESUS: Motion to adjourn:

2 VICE-CHAIRMAN MARTIN: So moved.

3 MS. CREAN: Second.

4 CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Fred Martin.

6 VICE-CHAIRMAN MARTIN: Yes.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 CHAIRMAN DeJESUS: Good night everyone.

18 - - -

19 (\*\*Meeting concluded at 10:15 p.m.\*\*)

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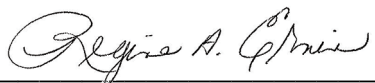
## 1 CERTIFICATION

2  
3  
4 I HEREBY CERTIFY that I am a Certified Court  
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witness was sworn  
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to  
9 the best of my ability, a true and accurate  
10 transcript of the testimony taken stenographically by  
11 me at the time, place, and date hereinbefore set  
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,  
14 employee, attorney or counsel to any of the  
15 parties to the action, nor a relative or employee of  
16 such attorney or counsel and that I am not  
17 financially interested in the action.

18 

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